

- 5) **Whether the proposed change will adversely influence existing conditions in the neighborhood or the community at large.**
  - The applicant has indicated that the proposed rezoning will not adversely impact surrounding properties, and the request is consistent with similar uses within the area.
- 6) **Whether the proposed zoning will have on the environment, including, but not limited to, drainage, wetlands, groundwater recharge areas, endangered wildlife habitats, soil erosion and sedimentation, floodplains, air quality, and water quality and quantity.**
  - No significant environmental impacts have been identified associated with this request.
- 7) **The costs required of the public in providing, improving, increasing, or maintaining public utilities, schools, streets, and public safety necessities when considering the proposed change.**
  - The request is not expected to require substantial additional public investment in infrastructure, as the site is already served by an existing roadway and utilities along US Highway 41
- 8) **Whether the proposed change will be a deterrent to the value or improvement of development of adjacent or nearby property in accordance with existing regulations.**
  - The proposed rezoning is not expected to deter the value or development of nearby properties and is consistent with the existing pattern of commercial development along the corridor.
- 9) **Whether the proposed change is out of scale with the needs of the neighborhood or the City of Dasher.**
  - The proposed rezoning is limited in size and scale and is consistent with existing and anticipated commercial development along the corridor.
- 10) **Whether the proposed change will constitute a grant of special privilege to the individual owner as contrasted with the adjacent or nearby neighborhood or with the general public.**
  - The proposed rezoning does not constitute a grant of special privilege, as similar zoning and uses exist in the surrounding area.
- 11) **The extent to which the zoning decision is consistent with the adopted local Comprehensive Plan as determined by the Planning Commission.**
  - The Character Area Map designates the property as Rural Residential. While the request introduces commercial zoning, it is located along a major transportation corridor where similar transitions are occurring and is generally consistent with development trends in the area.