

- 3) Whether the existing population density pattern and the possible increase of the load on public facilities.**
  - The rezoning of approximately 1.48 acres for commercial use is not expected to significantly increase intensity or create an undue burden on public facilities due to its location along an existing commercial corridor
- 4) Whether changed or changing conditions make the passage of the proposed amendment reasonable.**
  - The subject property is part of a broader subdivision and reconfiguration effort to accommodate expanding commercial activity along the US Highway 41 corridor. The proposed rezoning reflects changing land use patterns in the area and supports the expansion of an existing nearby business.
- 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, as it formalizes existing uses consistent with the 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.