

Comprehensive Plan Issues

Character Area: Suburban Area

Description: Area where typical types of suburban residential subdivision development have occurred or pressures for such type of development are greatest due to availability of water and/or sewer service. These areas are characterized by low pedestrian orientation, high to moderate building separation, predominately residential uses with scattered commercial or civic uses, and varied, often curvilinear, street patterns.

Development Strategy: Moderate density should be promoted in these areas with a greater focus on Traditional Neighborhood Development (TND) style residential subdivisions; where possible, existing development should be retrofitted to better conform to traditional neighborhood development principles. These principles include creating neighborhood focal points by locating schools, community centers, or well-designed small commercial activity centers at suitable locations within walking distance of residences.

Standards for the Exercise of Zoning Power (Review Criteria)

In reviewing and making a decision on a rezoning request, the City staff, Planning Commission and City Council shall consider the following standards. The proposed responses to these standards by the applicant and staff are listed below.

(1) Is the proposed zoning change consistent with the surrounding land use pattern ?
<p><i>Applicant:</i> Yes.</p> <p><i>Staff:</i> Yes, however it is more dense than that of the existing patterns.</p>
(2) Are there other zonings of this type near the subject property ? or will the proposed rezoning result in an isolated zoning district unrelated to adjacent and nearby zoning districts ?
<p><i>Applicant:</i> No.</p> <p><i>Staff:</i> No. There is no R-6 zoning nearby.</p>
(3) Will the proposed change cause an increase in population density ?
<p><i>Applicant:</i> Yes.</p> <p><i>Staff:</i> Yes.</p>
(4) Will the proposed change likely increase traffic on roads or increase the demand on public services (utilities, fire protection, etc..) ?
<p><i>Applicant:</i> Yes.</p> <p><i>Staff:</i> Yes, but there is more than sufficient capacity available in these facilities.</p>
(5) Will the proposed change have negative impacts on the quality of life in the neighborhood or surrounding community ?
<p><i>Applicant:</i> No.</p> <p><i>Staff:</i> No adverse impact.</p>
(6) Will there be any negative impacts on the environment (wetlands, floodplain, groundwater recharge, air quality, etc...) ?
<p><i>Applicant:</i> No.</p> <p><i>Staff:</i> No significant adverse impact.</p>
(7) Will the proposed change negatively affect marketability or development of surrounding property ?
<p><i>Applicant:</i> No..</p> <p><i>Staff:</i> No significant adverse impact.</p>