

Sec. 86-47(f) *Contents of planning commission report.*

- (1) *Rezoning amendments.* When pertaining to the rezoning of land, the report and recommendations of the planning commission to the city council shall show that the planning commission has studied and considered the proposed change in relation to the following, where applicable:
- a. Whether the proposed change is in conformity to the comprehensive plan.  
**The proposed change is in conformity to the Comprehensive Plan.**
  - b. The existing land use pattern.  
**The proposed change will modify the existing PUD plan. There are no changes to the current permitted uses or increase to the number of dwelling units previously approved. The proposed land use pattern is similar to and consistent with the existing land use pattern**
  - c. Possible creation of an isolated district unrelated to adjacent and nearby districts.  
**The proposed change will not change the current zoning designation or uses of the property and therefore, will not create an isolated district unrelated to adjacent and nearby districts.**
  - d. The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.  
**The proposed change will not increase density or otherwise increase impacts to any public facilities, the proposed amendment does not seek to increase the currently approved density for the property.**
  - e. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.  
**The proposed change does not change the existing zoning, it is limited to a modification to the currently approved PUD master development plan.**
  - f. Whether changed or changing conditions make the passage of the proposed amendment necessary.  
**Existing development conditions in the Bird Bay PUD make the proposed change necessary.**
  - g. Whether the proposed change will adversely influence living conditions in the neighborhood.  
**The proposed change will not adversely influence living conditions in the neighborhood and will result in a redesigned golf course to the benefit of the neighborhood.**
  - h. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.  
**The proposed change will not have any impact traffic or public safety.**
  - i. Whether the proposed change will create a drainage problem.  
**The proposed change will not create a drainage problem.**
  - j. Whether the proposed change will seriously reduce light and air to adjacent areas.  
**The proposed change will not reduce light and air to adjacent areas.**
  - k. Whether the proposed change will adversely affect property values in the adjacent area.  
**The proposed change will not affect property values in the adjacent areas.**
  - l. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.  
**The proposed change will not be a deterrent to the improvement or development of adjacent properties.**

- m. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.  
**The proposed change will not constitute a grant of special privilege to an individual as contrasted with the public welfare.**
- n. Whether there are substantial reasons why the property cannot be used in accord with existing zoning.  
**The proposed change does not seek to change the existing PUD zoning, it is limited to a modification of the currently approved PUD master development plan.**
- o. Whether the change suggested is out of scale with the needs of the neighborhood or the city.  
**The proposed change is not out of scale with the needs of the neighborhood or the City.**
- p. Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use.  
**Not applicable, the proposed change does not seek to change the current PUD zoning it is limited to a modification of the currently approved PUD master development plan.**