

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 provide a convenient location for commercial services to the neighborhood while providing extensive separation from the surrounding neighbors to ensure compatibility with the neighborhood.
 - c. Possible creation of an isolated district unrelated to adjacent and nearby districts.
The proposed change will not change the zoning designation 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.
 - 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.
The need for commercial services in close proximity to the neighborhood in order to limit required vehicle trip lengths currently required to obtain such services makes 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, in fact, the change will provide a positive benefit to neighbors.
 - h. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.
The proposed change will not excessively increase traffic or otherwise affect public safety. Please see the attached transportation analysis from Stantec Consulting Services.
 - i. Whether the proposed change will create a drainage problem.
The proposed change will not create any 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 adversely affect property values in the adjacent areas and will likely increase property values due to the proximity to needed services.
 - 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, the adjacent properties are currently developed or in the process of developing.

- 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 and individual as contrasted with the public welfare, but instead will provide a benefit to 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. In fact, the proposed 10.42 acre commercial parcel is well below the allowable 25.2 commercial acreage contemplated for a PUD the size of the Milano PUD.
- 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.