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# ZONING MAP AMENDMENT

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## PLANNING COMMISSION REPORT

Sec. 86-47. (f) (1), with the Applicant's response in ***bold italic***, is provided below:

(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 zoning change conforms to the Property's concurrently proposed Comprehensive Plan Amendment for the FLU designation of Institutional Professional.***

- b. The existing land use pattern.

***The proposed OPI use on the Property is compatible with existing land uses in the area.***

- c. Possible creation of an isolated district unrelated to adjacent and nearby districts.

***The proposed zoning change will not create an isolated district, but rather works to complement and transition between the uses in its area.***

- d. The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.

***The proposed zoning change will not stress demands on public facilities, and development will pay impact fees that may be used to support all public facilities.***

- e. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.

***The Property is a JPA/ILSBA property anticipated for annexation, and upon annexation the Property requires a proper City future land use and zoning designation.***

- f. Whether changed or changing conditions make the passage of the proposed amendment necessary.

***Annexation of the Property requires the proposed amendment to provide a proper City zoning designation.***

- g. Whether the proposed change will adversely influence living conditions in the neighborhood.

***The proposed zoning will not adversely influence living conditions in the neighborhood.***

- h. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.

***The proposed zoning change will not create or excessively increase traffic congestion, nor will it affect public safety.***

- i. Whether the proposed change will create a drainage problem.

***The proposed zoning will not create a drainage problem and will be required to meet all City, State and Federal standards related to drainage at the time of development.***

- j. Whether the proposed change will seriously reduce light and air to adjacent areas.  
***No serious reduction to light and air available to adjacent areas will be produced by the proposed zoning.***
- k. Whether the proposed change will adversely affect property values in the adjacent area.  
***No adverse impact to property values will be created by the proposed zoning.***
- l. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.  
***The proposed zoning will not deter improvement or development of adjacent property in accordance with existing regulations.***
- m. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.  
***The proposed zoning would not constitute a special privilege granted to the owner of the Property compared to the public welfare.***
- n. Whether there are substantial reasons why the property cannot be used in accord with existing zoning.  
***As a JPA/ILSBA area, the Property has been identified for anticipated annexation; annexation of the Property requires the Property to obtain a proper City zoning designation.***
- o. Whether the change suggested is out of scale with the needs of the neighborhood or the city.  
***The proposed zoning works to meet the needs of the neighborhood and the City as a whole.***
- p. Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use.  
***The Property is one of few in the City well-suited for OPI zoning, and is arguably an ideal site for such use. Considering adjacent developments relating to medical office, institutional, and professional use, this zoning designation will provide harmony between uses and maximize the provision of such services to the public.***