

## **Compliance with the Land Development Code**

The petition has been processed with the procedural requirements contained in Section 86-47 of the Land Development Code (LDC). In addition, the petition has been reviewed by the Technical Review Committee and no issues regarding compliance with the Land Development Code were identified.

Section 86-47(f) of the Land Development Code states that, 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 considerations.

- a. Whether the proposed change is in conformity to the comprehensive plan.*
- b. The existing land use pattern.*
- c. Possible creation of 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.*
- e. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.*
- f. Whether changed or changing conditions make the passage of the proposed amendment necessary.*
- g. Whether the proposed change will adversely influence living conditions in the neighborhood.*
- h. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.*
- i. Whether the proposed change will create a drainage problem.*
- j. Whether the proposed change will seriously reduce light and air to adjacent areas.*
- k. Whether the proposed change will adversely affect property values in the adjacent area.*
- l. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord 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.*
- n. Whether there are substantial reasons why the property cannot be used in accord with existing zoning.*
- o. Whether the change suggested is 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.*

**Staff Comment:** The requested zoning changes will bring the subject properties into an implementing district for the proposed Comprehensive Plan designations. The proposed zoning district is a more appropriate one to the existing land uses on these sites and no new development or redevelopment is being proposed through this change.