

## Standards for Rezoning

Municipal Code Section 6-3-7:1. Standards for Granting a Map Amendment (Rezoning):

1. *The amendment promotes the public health, safety, comfort, convenience and general welfare and complies with the policies and official land use plan and other official plans of the City; and*

The site is intended to continue to function in its current operation as an Automobile Service Station with an accessory Car Wash use. We are intending to have the site Zoned to meet the current use and surrounding area.

2. *The trend of development in the area of the subject property is consistent with the requested amendment; and*

The surrounding uses along 75<sup>th</sup> Street are also Commercially zoned. The site utilizes a common shared access drive with the restaurant to the west of the subject property.

3. *The requested zoning classification permits uses which are more suitable than the uses permitted along the 75<sup>th</sup> Street corridor; and*

The requested B2 will bring the site into a more suitable use with the surrounding area, especially along the 75<sup>th</sup> Street corridor.

4. *The subject property has not been utilized under the existing zoning classification for a substantial period of time; and*

The subject property has been operating as an automobile service station with an accessory car wash and will continue to under the rezoning classification to B2.

5. *The amendment, if granted, will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent property.*

Since the use will not be changing we do not see an impact to the character of the neighborhood. We plane to improve the character of the subject property with the design of the new buildings.