

77th Street Project

Standards for Granting a Map Amendment (Rezoning)

Section 6-3-7:1

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;** *The Subject Property is surrounded by single-family detached residential lot subdivisions, similar in nature to the proposed development of the Subject Property. The proposed amendment to R1A residential is consistent with the community and City's Master Plan, and supports the health, safety, comfort, convenience and general welfare of the City than the current use;* and,
2. **The trend of development in the area of the subject property is consistent with the requested amendment;** *The trend of development in the area, City of Naperville zoning of residential, is consistent with the subject property of the petition request of R1A zoning;* and,
3. **The requested zoning classification permits uses which are more suitable than the uses permitted under the existing zoning classification;** *The requested R1A zoning for the Subject Property is consistent with the residential zoning in the area of the Subject Property and does not negatively affects traffic patterns or flow within any existing adjoining residential subdivision and is thus suitable and compatible with the current use;* and,
4. **The subject property has not been utilized under the existing zoning classification for a substantial period of time;** *The Subject Property has never been zoned in the City and, similar to most new subdivisions, has been used for farming or open space recreational uses prior to annexation to the City;* and,
5. **The amendment, if granted, will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent property;** *The requested R1A zoning for the Subject Property is consistent with the residential zoning in the area of the Subject Property and does not allow for development that negatively affects traffic patterns or flow within any existing adjoining residential subdivision.*