

American Sale Center 1st Re-Subdivision

Exhibit 4: 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:**

Rezoning the subject property from its existing classification of R-4 PUD to OCI is fitting because the existing uses are permitted within the OCI classification. This rezoning is also compatible with the future land use plan being that the subject property is adjacent to property designated for office/research uses.

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

The requested rezoning of the subject property from R-4 PUD to OCI is consistent with the trend of development in the area as the existing uses are permitted with the requested zoning classification. The existing uses have been and will continue to be compatible with adjacent land uses.

- 3. The requested zoning classification permits uses which are more suitable than the uses permitted under the existing zoning classification:**

The requested zoning classification of OCI is more fitting for the existing uses than the current underlying zoning classification of R-4.

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

The subject property has not been utilized under the existing underlying zoning classification of R-4, but due to the desired re-subdivision of the property, the existing uses warrant a rezoning of the property to a more fitting classification that is also compatible with adjacent land uses and consistent with the future land use plan.

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

Rezoning the subject property from R-4 PUD to OCI will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent property. The existing uses, that are permitted uses within OCI, have been in place for quite some time, thus making them part of the essential character of the neighborhood currently. These uses have had no detrimental effects to adjacent property either.