

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.

The proposed map amendment promotes the public health, safety, comfort, convenience and general welfare of the City. The current use of the Property will not change, merely the amendment will allow Petitioner to continue to own and utilize the Property to its fullest extent. The proposed amendment complies with the policies and official land use plan and other official plans of the City, as it is a currently complying property and seeks to remain so via the amendment.

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

The Property is located within an industrial/business park and the surrounding properties are mostly used for industrial purposes. The trend of development in the area of the Property is consistent with the requested amendment.

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

The current zoning classification of the Property is Office/Research/Light Industrial. The Property is operated as an industrial warehouse. Amending the zoning map to zone the property as Industrial will permit a use more suitable than the uses permitted under the existing zoning classification.

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

The current zoning classification allows the Property to exist as a conditional use, which is set to expire. The proposed amendment would allow for the Property to exist as a permitted use, and utilize the correct zoning classification.

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 Property is located within an industrial/business park and the surrounding properties are mostly used for industrial purposes. The proposed amendment will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent property.