

ERA Exhibit 4 of the Petition Response to the Rezoning Standards Rvsd 2022-04-14

Response to the Rezoning Standards listed in Exhibit 4 of the Petition for Development Approval Needs a response for each of the following

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; and

RESPONSE: The City's Land Use Master Plan identifies this property's future place type as single-family and duplex residential. This future place type lists R1-B as an appropriate zoning district. We are requesting consolidation of the three underlying parcels for a proposed harmonious development project. The amendment will not negatively impact or affect the public health, safety, comfort and convenience since we will honor all setbacks and bulk standards.

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

RESPONSE: The proposed map amendment will enable the proposed development that is consistent with the trend of the development and is consistent with other similar projects in the area.

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

RESPONSE: The proposed development of one single family home will be suitable for the neighborhood and consistent with other properties in the area.

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

RESPONSE: The current zoning classification is single family residential and will remain single family residential. The rezoning is necessary for one of the three underlying parcels to allow consolidation of three parcels into one lot for one new single family residence.

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

RESPONSE: The new home is designed to be compatible with the existing character of the neighborhood. The proposed rezoning will not alter the essential character since one new home will be constructed on the property where currently three single family homes are located.

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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; and

RESPONSE: ~~The proposed rezoning will be consistent with the trend of development.~~ The City's Land Use Master Plan identifies this property's future place type as single-family and duplex residential. This future place type lists R1-B as an appropriate zoning district. We are requesting consolidation of the three underlying parcels for a proposed harmonious development project. The amendment will not negatively impact or affect the public health, safety, comfort and convenience since we will honor all setbacks and bulk standards.

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

RESPONSE: The proposed map amendment will enable the proposed development that is consistent with ~~The proposed development is consistent with~~ the trend of the development and is consistent with other similar projects in the area.

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

RESPONSE: The proposed development of one single family home will be suitable for the neighborhood and consistent with other properties in the area.

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

RESPONSE: The current zoning classification is single family residential and will remain single family residential. The rezoning is necessary for one of the three underlying parcels to allow consolidation of three parcels into one lot for one new single family residence.

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

RESPONSE: The new home is designed to be compatible with the existing character of the neighborhood. The proposed rezoning will not alter the essential character since one new home will be constructed on the property where currently three single family homes are located.