

## Standards for Granting 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 current B-2 zoning district is inappropriate for the Subject Property. Rather than continue on in the B2 zoning district, the petitioner believes the OCI zoning district is more appropriate for this property. The OCI zoning district is defined to "act as a transitional zone between intensive business areas and residential neighborhood areas" which is exactly what it will be doing in this case. As such, the requested amendment will promote the public health, safety, comfort, convenience, and general welfare in many ways. The amendment will also provide for the development of vacant underperforming land to be utilized for its highest and best use which will in turn support the adjacent commercial development and enhance the City's property tax bases.

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

As the Cantore Place Planned Unit Development has always been intended as a mixed-use development, the trend of development in the area is consistent with the requested low impact storage-facility use. The proposed rezoning is consistent with the transitional nature of the property. Recently, the Capitol Seniors Housing assisted living facility was constructed immediately to the north. The storage use is certainly in harmony with the new assisted living community and will provide a much needed service to the future residents. Before the assisted living facility was built, over the past decade or so, general retail uses including an auto parts store, car wash, veterinary clinic, and offices have been built closer to Route 59. The proposed storage facility will provide a buffer between these higher impact commercial uses and route 59 to the residential area to the east.

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

There are vacant commercial lots in Cantore Place with superior frontage and access along Route 59 currently available. The Subject Property is secluded in the far corner of the planned unit development behind one row of retail and a row of office and is not desirable for commercial development. In addition, the intent of the Subject Property, as evidenced by the Cantore Place Planned Unit Development, is mixed use purposes including commercial development. In addition, the current ORI zoning already permits storage facilities along with much more intensive research and industrial uses. Therefore, a rezoning to OCI is necessary to achieve the highest and best use of the Subject Property.

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

The Subject Property is not viable as a residential or industrial property. Under its current zoning designation, the Subject Property has remained vacant and unimproved for approximately 13 years.

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

The amendment will actually have a very positive effect on the essential character of the neighborhood and will benefit the adjacent property. The proposed development plans will actually

bring the Cantore Place mixed-use intent to fruition and have a positive effect on the sustainability of the adjacent commercial and office uses. The net result will be increased viability to Cantore Place in its entirety and an enhanced property tax base for the City. In addition, the Petitioner has designed the site in a manner which takes the concerns of the adjacent residences into consideration and enhances the overall area. The amendment will actually have a very positive effect on the essential character of the neighborhood and will benefit the adjacent property.