

CONDITIONAL USE TO ALLOW MULTI-FAMILY IN THE OCI ZONING DISTRICT

- a. The establishment, maintenance or operation of the conditional use will not be detrimental to, or endanger the public health, safety and general welfare.*

The proposed conditional use will not be detrimental to or endanger public health, safety or the general welfare. The use provides for needed and desirable living options that help create enhanced living opportunities and compliment the surrounding area while also improving the

real estate tax base and value of adjacent properties. The proposed development will also improve an area which is currently vacant and occupied by a blighted motel which is out of character for the area. Lastly, the proposed residential use will provide a buffer between the existing residences to the south and Ogden Avenue to the north which will improve the public welfare.

- b. *The conditional use will not be injurious to the use and enjoyment of other property in the immediate area for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.*

The conditional use will provide for the improvement of the Subject Property which will improve property values in the area as well as the elimination of several eyesores. As a result the property values in the area will increase, and the housing stock will be improved.

- c. *The establishment of the conditional use will not impede the normal and orderly development and improvement of the adjacent property for uses permitted in the district.*

The Proposed development is consistent with the City's master plan for this property, and as a result will help insure the normal, orderly and desirable development of the Subject Property and adjacent areas. The proposed residential use is consistent with the newly annexed and approved residences to the south and will support the adjacent commercial uses. The proposed development will create the highest and best use of the Subject Property, will eliminate a blighted motel use that is totally out of character for the area and will provide for attainable housing.

- d. *The establishment of the conditional use is not in conflict with the adopted comprehensive master plan.*

The proposed development is right on target with the City's initiative to improve the Ogden Avenue corridor and also provide for more attainable housing options.