

EXHIBIT C - RESPONSES TO THE STANDARDS FOR GRANTING A 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
Surrounding properties are zoned ORI and therefore granting of the amendment to re-zone the subject property from OCI to ORI would promote 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.
2. The trend of development in the area of the subject property is consistent with the requested amendment; and
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3. The requested zoning classification permits uses which are more suitable than the uses permitted under the existing zoning classification; and
The subject property was originally zoned ORI which is suitable for the use planned; the current zoning of OCI of the property was required to accommodate the adjacent senior living community which was originally contemplated to also encompass 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 has remained undeveloped under its existing zoning classification since the subject property was rezoned from ORI to OCI.

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

Zoning of the subject property as ORI will be consistent with the adjacent properties to the North and South and therefore will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent property.