

Comprehensive Plan Issues

Character Area: Established Residential

Description: Typically an older neighborhood having relatively well-maintained housing, possessing a distinct identity through architectural styles, lot and street design, and having higher rates of home-ownership. These areas are typically located closer to the core of the community and may be located next to areas facing intense development pressures.

Development Strategy: Focus should be on reinforcing stability by encouraging more homeownership and maintenance or upgrade of existing properties. Vacant properties offer opportunity for infill development of new, architecturally compatible housing. Strong pedestrian and bicycle connections should be provided to enable residents to walk/bike to work, shopping, or other destinations in the area..

Goals and Policies:

GOAL 7: LAND USE – To ensure the community’s anticipated growth occurs in a well-integrated yet organized fashion, which protects our community resources, promotes efficient use of infrastructure and transportation facilities, and supports quality economic development

POLICY 7.4 – Positive impacts on the built and natural environment shall be anticipated through only the highest standard of development throughout all parts of the community.

POLICY 4.4 –The continued protection and utilization of historic resources shall be encouraged and actively supported.

Standards for the Exercise of Zoning Power (Review Criteria)

In reviewing and making a decision on a rezoning request, the City staff, Planning Commission and City Council shall consider the following standards. The proposed responses to these standards by the applicant and staff are listed below.

(1) Whether a proposed rezoning is consistent with surrounding land use pattern and will permit a range of uses that are suitable with regard to the use and development of adjacent and nearby properties..	
<i>Applicant:</i>	Yes, the property to the south is currently R-6 and the property to the north is R-M.
<i>Staff:</i>	Yes. The proposed zoning change is compatible with the use of the adjacent properties and the land use pattern along this portion of Williams Street.
(2) Whether a proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property.	
<i>Applicant:</i>	It will not adversely affect the adjacent properties.
<i>Staff:</i>	No adverse impacts.
(3) Whether the property to be affected by a proposed rezoning has a reasonable economic use as currently zoned.	
<i>Applicant:</i>	Yes, the property has been used as a rental house for the last 20 years or more. However, it is estimated that \$70,000 in repairs would be needed to make it marketable. Therefore, building a new structure is a better option than trying to renovate the existing house..
<i>Staff:</i>	Yes. The existing R-10 zoning has a reasonable economic use as evidenced by current use as a rental house – although it is in need of replacement or significant repair. Rezoning to R-6 would allow the option of either a single-family residence or a duplex.
(4) Whether the proposed rezoning will result in a use that will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.	
<i>Applicant:</i>	No.
<i>Staff:</i>	No significant impact.
(5) Whether the proposed rezoning is in conformity with the policy and intent of the Comprehensive Plan.	
<i>Applicant:</i>	Yes.