

Staff:	Yes. R-6 zoning is consistent with the Established Residential (ER) Character Area designation of the Comprehensive Plan, and well as its Goals and Policies.
(6) Whether there are other existing or changing conditions affecting the use and development of the property that give supporting grounds for either approval or disapproval of the proposed rezoning.	
Applicant:	The existing dwelling does not have central heat or wall insulation and is not currently in habitable condition. The adjacent properties on two sides are multi-family and the property to the south is a duplex.
Staff:	Yes. There are existing apartment complexes on two sides of the subject property and a duplex to the south.
(7) Whether, and the extent to which, the proposed rezoning would result in significant adverse impacts on the natural environment.	
Applicant:	No adverse effects.
Staff:	No impact.
(8) Whether the proposed change will constitute a grant of special privilege to the individual owner as contrasted with adjacent or nearby property owners or the general public.	
Applicant:	N/A
Staff:	No. The proposed rezoning would not be considered a grant of special privilege

Supplemental Standards of the LDR Applicable to the Proposed Use

< none >.

Development Review Comments

The following comments are provided by the reviewing departments and are only intended to provide the developer with useful information for planning purposes. This list should not be considered all-inclusive as additional items may appear during the plan review process.

Engineering: No comments from Engineering

Utilities: < No comments received >.

Building Plan Review: No comments

Public Works: < No comments received >

Police: < No comments received >

Fire: No comments from Fire Dept

Landscaping: Property with R-10 or R-6 zoning is exempt from LDR landscape requirements

Attachments:

- Zoning Location Map
- Character Area Map
- Aerial Map
- Boundary Survey & Existing Site Plan
- Proposed Site Plan
- Proposed Floor Plan
- Building Elevations & Schematic Drawings (4 pages)
- Floor Plans (2 pages)