

<i>(2) Whether the proposed amendment would result in a Character Area classification that is more compatible with the current and future Character Area classifications of adjacent and nearby property..</i>	
Applicant:	[see attached "Exhibit A"]
Staff:	Yes. The proposed Character Area classification is not compatible with the Established Residential character area classification on 3 sides of the subject property.
<i>(3) Whether the proposed amendment would result in more efficient use of publicly financed community facilities and infrastructure.</i>	
Applicant:	[see attached "Exhibit A"]
Staff:	No. Existing City water/sewer services nor the local street system of the neighborhood is conducive to accommodate the potential scale of allowable zoning/development under the CAC character area designation
<i>(4) The extent to which the proposed amendments would increase adverse impacts on the natural environment; especially water quality, greenspace preservation and air quality.</i>	
Applicant:	[see attached "Exhibit A"]
Staff:	No significant adverse impacts at this scale.
<i>(5) Whether the proposed amendments would reduce dependence on the automobile.</i>	
Applicant:	[see attached "Exhibit A"].
Staff:	No significant change or impact on reducing automobile dependency.
<i>(6) The extent to which the proposed amendment would increase adverse impacts on historic or cultural resources.</i>	
Applicant:	[see attached "Exhibit A"]
Staff:	No adverse impacts.
<i>(7) If the amendment would affect only a single parcel, whether it should be made part of an area-wide review of future land use that includes review of future land use for the subject parcel and other surrounding property.</i>	
Applicant:	[see attached "Exhibit A"]
Staff:	The proposed amendment will affect only 3 parcels, and totals less than 1 acre of land.
<i>(8) The degree to which the proposed amendment would have adverse impacts on land in adjacent municipalities and local governments.</i>	
Applicant:	[see attached "Exhibit A"]
Staff:	The proposed amendment will not have adverse impacts on land in adjacent municipalities and local governments.

Table of Zoning Districts Permitted in Each Character Area of the Comprehensive Plan

Comprehensive Plan Character Area	Permitted Zoning Districts
** Established Residential	E-R, R-E, R-25, R-15, R-10, R-6, R-M
** Community Activity Center	E-R, R-6, R-M, R-P, O-P, C-N, C-C, C-H