

<b><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></b>	
<b>Applicant:</b>	[see attached "Exhibit A"]
<b>Staff:</b>	Yes. The proposed Character Area classification is not compatible with the Established Residential character area classification on 3 sides of the subject property.
<b><i>(3) Whether the proposed amendment would result in more efficient use of publicly financed community facilities and infrastructure.</i></b>	
<b>Applicant:</b>	[see attached "Exhibit A"]
<b>Staff:</b>	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
<b><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></b>	
<b>Applicant:</b>	[see attached "Exhibit A"]
<b>Staff:</b>	No significant adverse impacts at this scale.
<b><i>(5) Whether the proposed amendments would reduce dependence on the automobile.</i></b>	
<b>Applicant:</b>	[see attached "Exhibit A"].
<b>Staff:</b>	No significant change or impact on reducing automobile dependency.
<b><i>(6) The extent to which the proposed amendment would increase adverse impacts on historic or cultural resources.</i></b>	
<b>Applicant:</b>	[see attached "Exhibit A"]
<b>Staff:</b>	No adverse impacts.
<b><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></b>	
<b>Applicant:</b>	[see attached "Exhibit A"]
<b>Staff:</b>	The proposed amendment will affect only 3 parcels, and totals less than 1 acre of land.
<b><i>(8) The degree to which the proposed amendment would have adverse impacts on land in adjacent municipalities and local governments.</i></b>	
<b>Applicant:</b>	[see attached "Exhibit A"]
<b>Staff:</b>	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**

<b>Comprehensive Plan Character Area</b>	<b>Permitted Zoning Districts</b>
** 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