

COMPREHENSIVE PLAN AMENDMENT CONSIDERATIONS

The following questions/factors are typically considered when addressing requests for Comprehensive Plan Amendments:

1. *The proposed land use considers traffic levels and patterns.*
 - a. *Traffic impacts of the proposal should be assessed for adjacent streets and affected collector streets. Impacts resulting in a safety hazard, increase in fire or police response time, or substantial increase in traffic congestion should be mitigated.*
 - b. *Potential future travel corridors should be identified and preserved where feasible.*

The proposed new land use would allow for a maximum one additional single family residential unit. Impacts on traffic levels will be minimal. Rezoning the Subject Property does not warrant the identification, or preservation of future travel corridors.

2. *The Community's expenditures for new or additional services required by the proposed land use will be recovered if the proposal goes forward.*

The proposed new land use will not require connection to City sewer or water services. Said services will be the responsibility of the land owner; and would likely be a private well and septic system. The City will not be providing any additional services to the Subject Property that are not currently provided. Because the Subject Property is currently City Owned and it is the intention of the City to sell the Subject Property to a private owner, the City will be receiving property taxes moving forward.

3. *Environmentally sensitive resources should be known, and as per section 177-144 of the city code "Development shall be so regulated as to minimize risk of environmental damage to these areas."*

Upon rezoning the Subject property, it is the intention of the City to sell the Subject Property to a private owner. If the private owner intends to build on the Subject Property, they will be responsible for conducting a wetland delineation, for official documentation of wetlands. Based on City records, the Subject Property appears to be buildable, does not collect stormwater from nearby properties and does not appear to be a wetland.

4. *The potential of the parcel containing a greenway corridor or open space area should be reviewed and if present, appropriate preservation strategies shall be employed.*

The Subject Property currently is an open space. Based on feedback from surrounding properties owners, there is a desire to keep the property an open space. With the said public input in mind, the City Council has directed Staff to allow surrounding property owners a "first right" to purchase the Subject Property. NOTE: the City Council has indicated a desire to reduce the number of small City parks and open spaces in favor of larger and more improved City parks. No preservation strategies will be employed regarding the rezoning of the Subject Property.

5. *Sewer and water capacity is adequate to service the proposed development*

Not applicable. The Subject Property will access sewer and water with a private septic system and well.

6. *The type of density transition, as required by Section 117-110 of City Code, which will be utilized as part of the land use, shall be identified and approved by the City Council.*

No density transition is required for this project. The proposed zoning for Subject Property will be identical to surrounding parcels.