



PLANNING COMMISSION REVIEW STANDARDS

ZONE CHANGE MAP Review Standards

The Planning Commission shall consider, and the City Commission may consider, whether the proposed amendment meets the following standards:

1. Master Plan/Zoning Ordinance

- a. The proposed Zone District or Neighborhood Classification designation is consistent with the purpose and intent of the *Master Plan*, including the Future Land Use Map.
- b. The proposed Zone District or Neighborhood Classification designation will further the themes and objectives of the *Master Plan*, as well as any relevant adopted Area Specific Plans.
- c. Any property to be re-zoned can accommodate the requirements of the proposed Zone District.

2. Neighborhood

The proposed Zone District or Neighborhood Classification is compatible with the Zone District(s) and Neighborhood Classification(s) in the neighborhood.

3. Environment

The physical, geological, hydrological and other environmental features of the property to be re-zoned are compatible with the full range of uses in the proposed Zone District.

4. Public Facilities

- a. Adequate public facilities already exist or will be provided at no additional cost, and will safeguard the health, safety, morals and general welfare of the public.
- b. The proposed Zone District or Neighborhood Classification will not be detrimental to the financial stability and economic welfare of the City.

5. Other

- a. The proposed Zone District or Neighborhood Classification is consistent with the trend of development in the neighborhood; **or**
- b. The property to be re-zoned was improperly zoned or classified when the Zoning Ordinance was adopted or amended.
- c. Rezoning the property as proposed would negatively impact the condition of any nearby parcels currently zoned Mixed-Use Commercial, especially considering existing vacancy rates, current per-square-foot lease or sale rates, and other impacts.