

CRITERIA FOR REVIEW - REZONING CASES

	Yes	No
1. Will the proposed change be contrary to the Land Use Plan?	☐	☒
2. Will the proposed use have an adverse effect on the Comprehensive Plan?	☐	☒
3. Will the proposed change be contrary to the existing Land Use Plan?	☐	☒
4. Will the proposed change increase the population density of the immediate area?	☐	☒
5. Will the proposed change increase or over-tax the load on public facilities such as schools, utilities, streets, etc.?	☐	☒
6. Are the existing district boundaries drawn illogically in relation to existing conditions on the property proposed for change?	☒	☐
7. Does changed or changing conditions make the passage of the proposed amendment necessary?	☒	☐
8. Will the proposed change adversely influence living conditions in the neighborhood?	☐	☒
9. Will the proposed change create or excessively increase traffic congestion or otherwise affect public safety?	☐	☒
10. Will the proposed change create a drainage problem?	☐	☒
11. Will the proposed change seriously reduce light and air to adjacent areas?	☐	☒
12. Will the proposed change adversely affect property values in the adjacent area?	☐	☒
13. Will the proposed change be a deterrent to the improvement or development of adjacent property in accord with existing regulations?	☐	☒
14. Will the proposed change constitute a grant of special privilege to an individual owner as contrasted with the public welfare?	☐	☒
15. Are there substantial reasons why the property cannot be used in accord with existing zoning?	☒	☐
16. Is the change suggested out of scale with the needs of the neighborhood or county?	☐	☒
17. Is it impossible to find other adequate sites in the county for the proposed use in districts already permitting such use?	☒	☐
18. Is the change contrary to the established land use pattern?	☐	☒
19. Would change create an isolated district unrelated to similar districts; i.e., is this spot zoning?	☐	☒