






MASTER STREET PLAN/TRANSPORTATION:

The subject project site is served by Wood Street. The applicant will be required to adhere to the Master Street Plan recommendations.

Approval Criteria- Chapter 117 - Amendments:

The criteria for approval of a rezoning are set out below. Not all of the criteria must be given equal consideration by the MAPC or City Council in reaching a decision. The criteria to be considered shall include, but not be limited to the following:

CRITERIA	EXPLANATIONS AND FINDINGS	COMPLY Y/N
(a) Consistency of the proposal with the Comprehensive Plan/Land Use Map	The proposed rezoning is consistent with the Adopted Land Use Plan, which is recommended as High Intensity Growth Sector.	
(b) Consistency of the proposal with the purpose of Chapter 117-Zoning.	The proposal achieves consistency with the purpose of Chapter 117. The applicant proposes to rezone the property to C-4 L.U.O.	
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.	There are other commercial locations in the area on Alexandria Drive.	
(d) Suitability of the subject property for the uses to which it has been restricted without the amendment;	Suitability is not an issue. This lot is zoned R-1 and there are several residential houses in the area. This could be a residential lot.	
(e) Extent to which approval of the proposed rezoning will detrimentally affect nearby property including, but not limited to, any impact on property value, traffic, drainage, visual, odor, noise, light, vibration, hours of use/operation	The applicant has stated that there would be no negative impact on nearby property.	
(f) Impact of the proposed development on community facilities and services, including those related to utilities, streets, drainage, parks, open space, fire, police, and emergency medical services	The applicant has stated that there would be no negative impact on nearby property.	