

- **Text Consistency:** The proposal aligns with Future Land Use Plan goals and policies that emphasize **quality neighborhood design** and a **mix of housing types**, including attached and multi-family housing, subject to appropriate design and development standards. *(Consistent)*
- **Map Consistency:** The Future Land Use Plan calls for the area to be designated **Low-Density Residential**. The request retains a **residential** land-use function and maintains a site-specific commitment through conditional rezoning, with compatibility addressed through development standards and TRC/site-plan review. *(Consistent)*

Reasonableness

The proposed rezoning amendment is reasonable and in the public interest because it supports the policies of the Comprehensive Plan as stated above and advances City priorities related to neighborhood quality, infrastructure-served growth, and expanding housing options.

It is further reasonable and in the public interest because:

- X

 The size, physical conditions, and other attributes of the proposed use(s) will benefit the surrounding community by enabling a residential development pattern (including townhomes and apartments) that can add housing choice in a serviced area, subject to UDO design and buffering requirements.
- X

 The amendment includes conditions that limit potential negative impacts on neighboring uses by maintaining a clear cap on residential intensity and requiring all development to comply with applicable UDO standards and development review (TRC/site-plan, utilities, transportation, and public safety requirements).
- X

 The proposed uses address the needs of the area and/or the City by supporting a mix of housing types and expanding overall housing availability.
- X

 The proposal adapts the zoning map/conditional zoning commitment to reflect current development needs and updated constraints/requirements identified through the review process, while preserving a residential land-use framework.

The amendment is also in the public interest because it:

- X

 Improves consistency with the long-range plan by supporting the Plan's policies for neighborhood quality and diversified housing options.
- X

 Improves the tax base by facilitating residential investment and associated property value growth over time.
- Preserves environmental and/or cultural resources.
- X

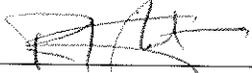
 Facilitates a desired kind of development by supporting new housing in an infrastructure-served area, with quality controls applied through City development standards.

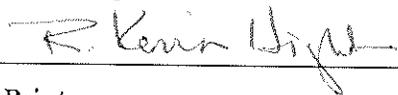
X

Provides a needed residential area by expanding housing supply and housing-type options.

Additional comments: Development details (including access design, buffering, stormwater, and utility capacity) will be evaluated during TRC/site-plan review and permitting to ensure compatibility and adequate public services.

 January 13, 2026
Date



Chair Signature


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