

House at Gatewood Zoning Appendix

- 1) The extent to which the amendment is consistent with all applicable Town-adopted plans.
This amendment aligns to Town land use plans.
- 2) The extent to which there are changed conditions that require an amendment.
The current zoning was discontinued and new zoning is required to renovate current buildings and/or develop property.
- 3) The extent to which the proposed amendment addresses a demonstrated community need.
Renovating existing buildings will expand retail space on property for food service, which is a community need.
- 4) The extent to which the proposal is compatible with existing and proposed uses surrounding the subject land and is the appropriate zoning district for the land.
The Town's land use plan designates the land for commercial use and there are commercial properties adjacent to the land.
- 5) The extent to which the proposed amendment would result in a logical and orderly development pattern or deviate from logical and orderly development patterns.
The Town's land use plan designates the land for commercial use and there are commercial properties adjacent to the land.
- 6) The extent to which the proposed amendment would encourage premature development.
There is already commercial development in this area of the Town.
- 7) The extent to which the proposed amendment would result in strip or ribbon development.
We are not proposing strip or ribbon development.
- 8) The extent to which the proposed amendment would result in the creation of an isolated zoning district unrelated to or incompatible with adjacent or surrounding zoning districts.
The Town's land use plan designates the land for commercial use and there are commercial properties adjacent to the land.
- 9) The extent to which the proposed amendment would result in significant adverse impacts of property values of surrounding lands.
Further enhancement to our existing property will likely increase values of surrounding properties as our previous development efforts have.
- 10) The extent to which the proposed amendment would result in significantly adverse environmental impacts, including but not limited to environmental impacts, including but not limited to water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.
We do not expect environmental impacts. We are keeping the pond in tact.