



## **AGENDA ITEM MATERIAL**

April 1, 2013

Enclosed you will find material pertaining to an item that will be on the P&Z agenda for **Tuesday, April 9, 2013 @ 1:30PM** here at the municipal building.

This is a proposed amendment to the Zoning Ordinance. The following is from the zoning ordinance, page 15:

1. In making a determination regarding a written requested zoning change, the Commission and the Board of Aldermen shall consider the following factors:
  - a. Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned and their relationship to the general area and the Village as a whole;
  - b. Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area;
  - c. The amount of vacant land currently classified for similar development in the vicinity and elsewhere in the Village, and any special circumstances which may make a substantial part of such vacant land unavailable for development;
  - d. The recent rate at which land is being developed in the same zoning classification as the written request, particularly in the vicinity of the proposed change;
  - e. How other areas designated for similar development will be, or are unlikely to be, affected if the proposed amendment is approved; and
  - f. Any other factors which will substantially affect the public health, safety, morals, or general welfare.

If any further information should come in regarding this request I will forward it to you as soon as possible.

Dianna