

140 Troy Road - Zone Change Narrative

8.3 Zone Change Standards and Procedures

The zone change is subject to the Zone Change Review Criteria outlined in Section 8.3.D of the Zoning Regulations. We believe the proposed zone change from the Industrial Zone to the GC General Commercial Zone meets the review criteria, namely:

1. The goals, objectives, and recommendations of the Plan of Conservation and Development. The proposed lot development will complement the existing neighborhood and be consistent with the adjacent existing residential development on Troy Road. It will serve as a transition between the adjacent industrial and residential zones.
2. The purposes of zoning and of these regulations. The proposed lot development meets the requirements of the GC zone requirements in accordance with the zoning regulations. The GC zone is currently adjacent to this lot on the south side. The A-30 zone is directly adjacent to this lot on the east side and the Rural Residential zone is directly across from the lot. This zone change to GC with a residential use on the lot would be consistent with the adjacent residential uses.
3. Changes that have taken place in the rate and pattern of development and land use within the Town and adjoining communities. There is a demand for residential lots in town and adjoining communities. This additional lot would help meet that need for additional housing.
4. The supply of land available in the present and proposed zone. An additional residential use would be beneficial to the neighborhood. The lot is also better suited to residential use versus the existing Industrial zone use in this location.
5. The physical suitability of the land for the proposed zone. The lot has a gently sloping grade which lends itself well to a residential development.
6. The impact on the capacity of the present and proposed utilities, streets, drainage systems, and other improvements. The impacts on utilities and other improvements will be minimal.
7. The general character and zoning of the neighborhood. The proposed house lot will be in harmony with the adjacent existing houses.
8. Impacts on the surrounding area. The surrounding area will not be adversely impacted as a result of the development.
9. Traffic congestion impacts. The lot development will have minimal impact on the area traffic.
10. The impact on surrounding property values. Existing property values will not be adversely impacted as a result of the development.
11. The environmental impacts. The proposed development will have minimal impacts on the land. No existing wetlands are on site.
12. The health and general welfare of the community. An additional residential lot in this area would be beneficial to the health and general welfare of the community.

13. Neighborhood acceptance weighed against community needs. The proposed development will be compatible with the surrounding neighborhood and should be acceptable while supporting additional housing for the community.
14. The protection of historic factors. There are no known historic factors associated with this lot.