

PLANNING AND ZONING COMMISSION FINDINGS OF FACT SHEET REZONING PETITIONS

Pursuant to Section 34-909 of Chapter 34 of the Code of Ordinances, "In considering a proposed amendment to chapter 49 or to the zoning map, the commission shall consider whether the proposed amendment."

Evaluate the proposal with respects to the property in question as following:

1. Is the proposal in accordance with all applicable official physical development policies and other related official plans and policies of the City of Aurora?
2. Does the proposal represent the logical establishment and/or consistent extension of the requested classification in consideration of the existing land uses, existing zoning classifications, and essential character of the general area of the property in question?
3. Is the proposal consistent with a desirable trend of development in the general area of the property in question, occurring since the property in question was placed in its present zoning classification, desirability being defined as the trend's consistency with applicable official physical development policies and other related official plans and policies of the City of Aurora?
4. Will the rezoning allow uses which are more suitable than uses permitted under the existing zoning classification?
5. Is the rezoning a consistent extension of the existing land uses, existing zoning classifications, and essential character of the general area?