



## **SINGLE FAMILY RESIDENTIAL COMPATIBILITY**

All single-family detached developments shall include a statement of compatibility of the proposed development with adjacent, proposed or existing, developments based on the following considerations.

	<b>Name of Plat</b> LAZY BULL RANCH	<b>Adjacent Plat # 1</b> NAPA VALLEY 1ST PLAT	<b>Adjacent Plat # 2</b>	<b>Adjacent Plat # 3</b>
<b>Street Separation between the proposed development and the adjacent development</b>	N/A	100' R/W		
<b>Lots/Acreage</b>	<u>2</u> Lots on <u>9.6</u> acres	8 Lots on 2.5 Acres		
<b>Density</b>	<u>0.21</u> Units per acre	3.2 Units per acre		
<b>Restrictions on types of fencing, parking of specific vehicles, dog runs and outbuildings</b>	N/A	N/A		
<b>Similarity of architectural style and character of structures, including front elevations, exterior materials and roof pitch</b>	N/A	N/A		



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	Name of Plat	Adjacent Plat # 1 NAPA VALLEY 1ST PLAT	Adjacent Plat # 2	Adjacent Plat # 3
Classification and mixture of building types, including ranch, raised-ranch, split-level, multi-level, earth contact and two-story structures	N/A	N/A		
Green space or common area, including areas, structures and amenities for the exclusive use and maintenance of homeowners of a subdivision.	N/A	N/A		
Streetscape, include distinctive and aesthetic features of special street signage, street lighting fixtures, street trees, and other landscaping.	N/A	N/A		
Lot Width	Range: <u>N/A</u> to <u>N/A</u> feet; Average: <u>N/A</u> ft.	VARIES		



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	<b>Name of Plat</b> LAZY BULL RANCH	<b>Adjacent Plat # 1</b> NAPA VALLEY 1ST PLAT	<b>Adjacent Plat # 2</b>	<b>Adjacent Plat # 3</b>
<b>Lot Area</b>	Range: <u>N/A</u> to <u>N/A</u> square feet; Average: <u>N/A</u> sq. ft.	Varies from 9,000 SF to 16,000 SF		
<b>Lot Depth</b>	Range: <u>N/A</u> to <u>N/A</u> feet; Average: <u>N/A</u> ft.	Varies		
<b>Lots Coverage/Yards/ Setbacks</b>	Setbacks: <u>30'</u> front, <u>30'</u> rear, <u>10'</u> sides	Setbacks established as part of zoning approval		
<b>Square footage of homes in Transition Areas measured by total finished floor area</b>	N/A	N/A		
<b>Minimum Floor Area Allowed; Actual Floor Area As Constructed</b>	N/A	N/A		
<b>Entrance Monumentation</b>	No	Yes		
<b>Overall Street and Lot Layout</b>	N/A	N/A		



In considering a rezoning application, the Planning Commission and City Council will give consideration to the criteria stated below to the extent they are pertinent to the particular application. The application will be evaluated on each of the following requirements.

1. The character of the neighborhood.
2. The existing and any proposed zoning and uses of adjacent properties, and the extent to which the proposed use is compatible with the adjacent zoning and uses.
3. The extent to which the proposed use facilitates the adequate provision of transportation, water, sewerage, schools, parks and other public requirements.
4. The suitability of the property for the uses to which it has been restricted under the applicable zoning district regulations.
5. The length of time, if any, the property has remained vacant as zoned.
6. The extent to which the proposed use will negatively affect the aesthetics of the property and neighboring property.
7. The extent to which the proposed use will seriously injure the appropriate use of, or detrimentally affect, neighboring property.
8. The extent to which the proposed use will adversely affect the capacity or safety of the portions of the street network impacted by the use, or present parking problems in the vicinity of the property.
9. The extent to which the proposed use will create excessive storm water runoff, air pollution, water pollution, noise pollution or other environmental harm.
10. The extent to which the proposed use will negatively affect the values of the property or neighboring properties.
11. The extent to which there is a need for the use in the community.
12. The economic impact of the proposed use on the community.
13. The ability of the applicant to satisfy any requirements applicable to the specific use imposed pursuant to the UDO.
14. The extent to which public facilities and services are available and adequate to meet the demand for facilities and services generated by the proposed use.
15. The gain, if any, to the public health, safety and welfare due to approval of the application as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.
16. The conformance of the proposed use to the Comprehensive Plan, the Major Street Plan, the Capital Improvement Plan, and other adopted planning policies.
17. The recommendation of professional staff.
18. The consistency of the proposed use with the permitted uses and the uses subject to conditions in the district in which the proposed rezoning or special use is located.



## REZONING CHECKLIST

Submittal Requirements	Yes	No*
Completed rezoning application form with signatures		
Ownership Affidavit form		
Completed Compatibility for Single Family Development form – <b>only required for single family detached developments</b>		
Legal Description		
Legal Description Closure Report – <b>only required for metes and bounds descriptions</b>		
Technical Studies, if required. Uploaded as multi-page PDF		
Filing fee – See Development Services Fees under the Schedule of Fees and Charges found at <a href="http://www.cityofls.net">www.cityofls.net</a> .		
Rezoning plans, 1 digital multi-page PDF plan sets, studies, letter and applications shall be separate files		
File Naming Conventions- All uploaded files should be named as follows DOCUMENT NAME_REVISION NUMBER_DATE OF PLAN STAMP		

**\* Applications missing any required item above will be deemed incomplete.**

Table 1. General Application Requirements Plan Submission Requirements				
UDO Article 2., Sec. 2.040	Ordinance Requirement	Met	Not Met	N/A
B.1. Date Prepared	Date prepared			
B.2. Name & address	Name, address and telephone number of the person who prepared, or person responsible for preparing, the plan;			
B.3. Scale	Graphic, engineering scale not to exceed 1:100. All plans shall be drawn to a standard engineer's scale of 1:50 or 1:100', unless a different scale is specifically approved by the Director.			
B.4. Plan Size	Plan size maximum of 24" x 36" with one inch border			
B.5. North Arrow	North Arrow; plan shall be oriented so north is to the top or to the right side of the sheet.			
B.6. Vicinity Map	Vicinity map with north arrow indicating the location of the property within the City.			

Table 1.A. Rezoning Rezoning Map Requirements				
UDO Article 2., Sec. 2.240	Ordinance Requirement	Met	Not Met	N/A
C.1 Boundaries	Boundaries of the property to be rezoned.			
C.2 Legal Description	Legal description			
C.3 Zoning	Existing and proposed zoning district(s) of the property to be rezoned.			
C.4. Adjacent Information	Zoning, land use, and ownership of all parcels within 185 feet of the property to be rezoned.			