

**FRUITLAND TOWNSHIP
REZONING EVALUATION CRITERIA**

In considering a rezoning of property the Planning Commission should be guided by the following criteria.

1. Does the proposed new classification meet the qualifications noted in the appropriate portion of the Future Land Use chapter? ___yes ___no ___does not apply
2. Have any conditions changed in the area since the Plan was adopted which might justify this change? ___yes ___no ___does not apply
3. Will there be any community impacts which should be considered, such as increased traffic, or others which might create a need for additional services or improvements? ___yes ___no ___does not apply
4. Are there any potential environmental considerations which will be contrary to the intent of the existing or proposed classification of land use? ___yes ___no ___does not apply
5. Will there be any adverse effects on adjacent properties as a result of the proposed land use change? ___yes ___no ___does not apply
6. Are the uses allowed in the requested district appropriate for the proposed location or can the uses be designed to fit the proposed location without a negative impact on the nearby land uses? ___yes ___no ___does not apply
7. Will granting the rezoning request likely lead to significant changes contained in the Master Plan for the area where the rezoning is requested? ___yes ___no ___does not apply
8. Is there a demonstrated need for the proposed use? ___yes ___no ___does not apply
9. Could this use be accommodated in some other location or in the proposed location by some other zoning measure such as a special land use or a planned unit development? ___yes ___no ___does not apply
10. For rezoning requests which do not comply with the Master Plan but involve parcels which are relatively small and which abut or are quite close to a Master Plan Future Land Use boundary the Commission has the authority to determine the intent of the Master Plan boundary for this particular area and decide where the most appropriate location for the zoning line should be. This can be done without amending the Master Plan as long as the Commission provides clear reasons for its decision.