

Rezoning Narrative

1. The proposed LDR zoning is consistent with the township master plan future land use designation which is Low Density Residential.
2. The proposed LDR zoning is compatible with the surrounding area which is currently developed as Low Density Residential, south of Fillmore Street.
3. The property is capable of supporting the LDR zone due to the availability of public sewer and watermain.
4. The project will not require an inordinate public expenditure for improvements.
5. The property is adjacent to a currently zoned LDR development (Cedar Lake Estates)
6. There is no other vacant LDR zoned property in the immediate area.
7. There are no conditions that would need to be considered for rezoning of this property.