

7.5.409: CHANGED CONDITIONS:

The land use master plan spans the gap between the Comprehensive Plan and the more site specific zoning, concept plans, development plans and subdivision plats. It is important that these land use master plans remain current and valid as a component of long range land use and infrastructure planning for the City. It is recognized that conditions change over time, and that the land use master plans shall be reevaluated as part of the annual reporting and monitoring of the City's Comprehensive Plan to maintain their validity and usefulness to the community.

During the review of an amendment or minor adjustment, the significance of the changed conditions will be evaluated using the following guidelines:

- A. Changes to the City codes and policies relating to land development or the provision of utility service.
- B. New or amended Citywide system plans or facility master plans.
- C. Recommendations from the regional transportation plan, including, but not limited to:
 - 1. Carrying capacity of streets.
 - 2. Changing traffic patterns.
 - 3. New major arterials or expressways.
 - 4. Roadway classifications.
- D. A recently adopted drainage basin planning study or amendment to the drainage criteria manual.
- E. Amendments to annexation agreements.
- F. The potential for falling below service standards for the provision of emergency services (police and fire) based on growth in the vicinity of the master plan.
- G. Changes in the service standards for parks or schools.
- H. An assessment of how development activity, such as changes in residential densities and land use types and their cumulative impacts between the time of a master plan's original or most recent approval and the present time, affects the master plan and infrastructure capacity and provision of urban services in that part of the City. (Ord. 94-107; Ord. 97-109; Ord. 01-42; Ord. 02-51; Ord. 12-71)