

# GUIDELINES FOR PLANNING AND ZONING DECISIONS

- Does the request conform to the guidelines of the Corydon Comprehensive Plan?
  
- What are the current conditions and the character of current structures and uses in this district?
  
- Is this request the most desirable use for which the land in this district is adapted?
  
- Will this request change the property values throughout the jurisdiction? If yes, explain.
  
- Does this request promote responsible development in growth in any of the following ways? Describe.

Promote of redevelopment of dilapidated or abandoned properties.

Encourage infill and greater density over “greenfield” development.

Ensure development is compatible with area and incorporates proper transitions to buffer incompatible land uses.

Discourage development of unsuitable land (e.g. floodplain, steeply sloped, etc.) without proper design and mitigation considerations.

Ensure vehicular and pedestrian access is appropriate for use.

Consider existing water and sewer infrastructure in new developments

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- Does this request promote a variety of quality housing for the needs of young professionals, families, and seniors? Describe.
  
- Does this request promote redevelopment of downtown?
  
- Does this request encourage preservation of historically significant structures?