

1.7.4. Decision Criteria

A. Council and the Commission shall consider the following:

1. Whether the amendment is compatible with the existing development pattern and the zoning of nearby properties.
The proposed zoning map amendment is compatible with the existing development pattern which consists of a mix of single-family and multi-family dwellings.
2. Changes in land use or conditions upon which the original zoning designation was based.
The original RMF-4 zoning district permitted single-family dwellings. With the update to the Land Development Regulations in 2022 single-family dwellings were eliminated as a permitted use in the RMF-4 district thereby necessitating a zoning map amendment to allow for future development of single-family homes.
3. Consistency with all applicable elements of the Comprehensive Plan.
The proposed zoning map amendment is consistent with all applicable elements of the Comprehensive Plan.
4. Conflicts with existing or planned public improvements.
The proposed zoning map amendment is not in conflict with planned public improvements.
5. Availability of public facilities, analyzed for the proposed development (if any) or maximum development potential, and based upon a consideration of the following factors:
 - a. Impact on the traffic characteristics related to the site.
The proposed zoning map amendment will reduce potential traffic impacts related to the site.
 - b. Impact on population density or development intensity such that the demand for schools, sewers, streets, recreational areas and facilities, and other public facilities and services are affected.
The proposed zoning map amendment will decrease potential impacts to public facilities and services.
 - c. Impact on public facilities currently planned and funded to support any change in density or intensity pursuant to the requirements of the Comprehensive Plan and applicable law.
The proposed zoning map amendment will not negatively impact public facilities.
6. Effect on health, safety and welfare of the neighborhood and City.
The proposed zoning map amendment will allow for redevelopment of the property which be a benefit to the neighborhood.
7. Conformance with all applicable requirements of this LDR.
The proposed zoning map amendment is in conformance with all applicable requirements of the Land development Regulations.
8. Potential expansion of adjacent zoning districts.
Not applicable.
9. Findings of the Environmental Assessment Report, consistent with [Chapter 89](#)
Not applicable, no development is proposed with this application.
10. Any other applicable matters pursuant to this LDR, the Comprehensive Plan or applicable law.
Not applicable.