

Decision Criteria (Section 1.7.4):

1. Whether the amendment is compatible with the existing development pattern and the zoning of nearby properties.
Applicant Response: *As the amendment makes no visible changes to the property, it will be compatible with the existing development pattern and the zoning of nearby properties.*
2. Changes in land use or conditions upon which the original zoning designation was based.
Applicant Response: *No changes in land use are proposed through this amendment.*
3. Consistency with all applicable elements of the Comprehensive Plan.
Applicant Response: *This proposal is consistent with the Comprehensive Plan.*
4. Conflicts with existing or planned public improvements.
Applicant Response: *The proposal does not conflict with existing or 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.
Applicant Response: *No impact on traffic will result from this change.*
 - 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.
Applicant Response: *No impact on population density or development intensity to alter demand for schools, sewers, streets, recreational areas and facilities, and other public facilities and services. Any changes in the use would come through a site and development plan and be subject to the full review process.*
 - 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.
Applicant Response: *At this time no improvements are proposed. The density and the intensity for the zoning district that property would be going into does have the possibility to have an increase of density and intensity. Any proposals for development would go through the site and development plan review process.*
6. Effect on health, safety and welfare of the neighborhood and City.
Applicant Response: *There is no discernable effect on the health, safety and welfare of the neighborhood or the City from this proposal.*
7. Conformance with all applicable requirements of this LDR.
Applicant Response: *This proposal is in conformance with all applicable requirements of the LDR.*
8. Potential expansion of adjacent zoning districts.
Applicant Response: *This proposal will not result in any potential expansion of adjacent zoning districts.*
9. Findings of the Environmental Assessment Report, consistent with Chapter 89.

Applicant Response: At this time the property is in need of a City Zoning designation. At the time of a site and development plan or preliminary plat the applicant would need to provide an Environmental Assessment Report and other requirements of Chapter 89.

10. Any other applicable matters pursuant to this LDR, the Comprehensive Plan or applicable law.

Applicant Response: There are no other applicable matters pursuant to this LDR, the Comprehensive Plan or applicable law.