
ZONING MAP AMENDMENT

SECTION 1.7.4. DECISION CRITERIA

Oaks at Venice

Please find the Applicant's response to the enumerated decision criteria of Section 1.7.4 below in **bold** font:

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 RMF-3 zoning designation for the Property is compatible with the existing development pattern and zoning of nearby properties. The Property is located in an area and neighborhood supporting a mixture of residentially zoned parcels.

2. Changes in land use or conditions upon which the original zoning designation was based.

- **Parcel 1 is seeking annexation into the City as well as the Medium Density Residential FLU designation. Upon annexation, Parcel 1 will require a City FLU and zoning designation. RMF-3 is an implementing zoning designation for the Medium Density Residential FLU designation.**
- **Parcel 2 is has the current zoning designation of Residential Estate 1, which has been phased out since the City's recent adoption of its new Land Development Regulations. The RMF-3 zoning designation will bring Parcel 2's zoning into greater conformance with the new LDR.**
- **Moreover, the Applicant is seeking to develop Parcel 1 and Parcel 2 together with three (3) additional adjacent parcels, all of which have RMF-3 zoning, together as a multi-family residential development. Amending the Property's zoning to RMF-3 will allow for consistent zoning across all five (5) parcels.**

3. Consistency with all applicable elements of the Comprehensive Plan.

The proposed RMF-3 zoning designation for the Property is consistent with the Comprehensive Plan.

- **RMF-3 is an implementing zoning district for the Medium Density Residential FLU designation, which is the current designation of Parcel 2 and the proposed designation for Parcel 1.**

4. Conflicts with existing or planned public improvements.

The proposed RMF-3 zoning designation does not conflict with any 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.
 - 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.
 - 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.

No impact created by the proposed RMF-3 zoning designation for the Property based upon the above considerations will exceed the availability of public facilities necessary for service. However, in the event that the proposed zoning designation would create a demand for public facilities beyond what is currently available, impact fees paid by the development would cover any such increased demands. The City will thoroughly review all such considerations upon processing this application.

6. Effect on health, safety and welfare of the neighborhood and City.

The proposed RMF-3 zoning designation will not cause any negative effect on the health, safety and welfare of the neighborhood and City.

7. Conformance with all applicable requirements of this LDR.

The proposed RMF-3 zoning designation is in conformance with all applicable requirements of the City's LDR.

8. Potential expansion of adjacent zoning districts.

The proposed RMF-3 zoning designation is consistent with adjacent parcels owned by the Applicant for which the Applicant intends to develop together as a multi-family residential project.

9. Findings of the Environmental Assessment Report, consistent with Chapter 89.

Per Section 2.2.A of Ch. 89, an Environmental Assessment Report is not required for the Property on account of its size.

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

The proposed RMF-3 zoning designation is consistent with all applicable requirements of the City's LDR, Comprehensive Plan, and other laws and regulations.