

#### 1.7.4. Decision Criteria

A. Council and the Commission shall consider, as applicable, the following:

1. Whether the zoning map amendment is compatible with the existing development pattern and the zoning of nearby properties.

**The proposed rezoning to Planned Public Hospital District (PPH) is compatible with the existing development pattern and the zoning of nearby properties. The proposal is to take the existing PCD binding master plan approval for the property and adopt it for the PPH zoning district with two amendments concerning building height and FAR.**

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

**The PPH zoning district is proposed to apply to public hospital medical campus properties to provide for long-range planning necessary to address the growing population in the area.**

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

**The proposed rezoning is consistent with all applicable elements of the Comprehensive Plan.**

4. Conflicts with existing or planned public improvements.

**Not applicable.**

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.

**Public facilities are presently available for the site and all applicable jurisdictions and permitting authorities have been coordinated with. Future coordination with applicable jurisdictions and permitting authorities will be performed as needed at the time of future Site & Development Plan applications.**

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

**The proposed rezoning will provide a positive impact on the health, safety and welfare of the neighborhood and City.**

7. Conformance with all applicable requirements of this LDR.

**The proposed rezoning is in conformance with all applicable elements of the LDR's.**

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

**Not applicable, an environmental assessment has been provided with prior applications for the site.**

9. For a proposed major amendment to an adopted Planned District the following additional criteria shall be considered:

- a. Whether the amendment is consistent with the reasonable expectations of other residents within the Planned District with regard to how the Planned District would be built out over time.
- b. The extent to which the amendment deviates from the approved binding master plan, including whether any proposed change of use can be accommodated by any conversion, flex use or related similar Planned District allocation chart included in the binding master plan.

- c. The extent to which the alteration to the Planned District will service and/or benefit other uses within the Planned District.
- d. Whether the amendment is compatible with the common scheme of development contemplated in the binding master plan.

**Not applicable.**

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

**Not applicable.**