

1.8.3. *Decision Criteria*

A. Before any conditional use shall be approved, the Commission shall make a finding that the granting of the conditional use will not adversely affect the public interest and that satisfactory provision and arrangement has been made concerning the following matters, where applicable:

1. Compliance with all applicable elements of the Comprehensive Plan.

The proposed multi-family use is consistent with all applicable elements of the Comprehensive Plan. Specifically, the subject property is designated Mixed Use Corridor and approval of the proposed conditional use will allow for a mixed use development consistent with the intent of the Comprehensive Plan.

2. General compatibility with adjacent properties and other property in the district.

The proposed multi-family residential use is compatible with the properties in the Commercial General (CG) district to the south and west, and with the property to the east with a pending rezoning to the Commercial Highway Interchange (CHI) in Sarasota County. The proposed multi-family use is also compatible with the single-family residential uses to the north and will provide an appropriate transition between the future commercial uses to the south of the subject property and the single-family residential uses to the north.

3. Any special requirements set out in Section 2 in this chapter for the particular use involved.

Not Applicable.