

Fox Cove Decision Criteria 1.7.4

1. Whether the amendment is compatible with the existing development pattern and the zoning of nearby
 - **The proposed rezone to RMF-2 could be seen as compatible with the existing development pattern as residential developments are built surrounding the proposed development site. The GCCF PUD is under construction to the east across I-75 and is entitled to 1300 dwelling units with the existing Waterford PUD to the west built out with a total of over 400 units. Across Border Road to the south, the property was recently approved for 46 residential units.**
2. Changes in land use or conditions upon which the original zoning designation was based.
 - **The subject parcel is one of few undeveloped parcels within the City. The subject parcel is surrounded by residential developments and the rezone would allow for infill development within City limits.**
3. Consistency with all applicable elements of the Comprehensive Plan.
 - **The proposed rezone could be seen consistent with all applicable elements of the Comprehensive plan.**
4. Conflicts with existing or planned public improvements.
 - **To the best of our knowledge, there are no conflicts 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.
 - 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.
 - **The subject site has availability of public facilities, and a traffic impact statement has been submitted. A more detailed analysis of public facilities, density, and public facilities will occur at the time of Site and Development.**
6. Effect on health, safety and welfare of the neighborhood and City.
 - **The proposed rezoning could be seen to have no impact on health, safety, or welfare of the neighborhood and City.**
7. Conformance with all applicable requirements of this LDR.

- **The proposed rezoning shall be in conformance with all applicable requirements of the LDR.**
8. Potential expansion of adjacent zoning districts.
- **The surrounding properties have either PUD or Residential Single family zoning district with approved site plans.**
9. Findings of the Environmental Assessment Report, consistent with Chapter 89.
- **An Environmental assessment report has been conducted and all information is attached.**
10. Any other applicable matters pursuant to this LDR, the Comprehensive Plan or applicable law.
- **Any other applicable matters pursuant to this LDR or comprehensive plan will be addressed by the Applicant.**