

Sec. 86-47. - Amendments to the land development code.

(f) *Contents of planning commission report.*

(1) *Rezoning amendments.* When pertaining to the rezoning of land, the report and recommendations of the planning commission to the city council shall show that the planning commission has studied and considered the proposed change in relation to the following, where applicable:

a. Whether the proposed change is in conformity to the comprehensive plan.

The proposed change is in conformity with the Comprehensive Plan and implements the strategies of the Mixed Use Corridor land use designation.

b. The existing land use pattern.

The subject property is located in the area of the City with a broad mix of uses. The proposed CG and CI zoning will allow for integration of the property with the surrounding land uses.

c. Possible creation of an isolated district unrelated to adjacent and nearby districts.

The proposed CG and CI rezoning will not create an isolated district unrelated to nearby districts.

d. The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.

The proposed rezoning will not result in the overtaxing of the load on public facilities such as schools, utilities and streets.

e. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.

The property has a Sarasota County zoning designation and requires rezoning to a City of Venice Zoning designation.

f. Whether changed or changing conditions make the passage of the proposed amendment necessary.

The property has a Sarasota County zoning designation and requires rezoning to a City of Venice Zoning designation.

g. Whether the proposed change will adversely influence living conditions in the neighborhood.

The proposed change will not adversely influence living conditions in the neighborhood.

h. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.

The proposed change will not excessively increase traffic congestion or otherwise affect public safety.

i. Whether the proposed change will create a drainage problem.

The proposed change will not create a drainage problem.

j. Whether the proposed change will seriously reduce light and air to adjacent areas.

The proposed change will not seriously reduce light and air to adjacent areas.

k. Whether the proposed change will adversely affect property values in the adjacent area.

The proposed change will not adversely affect property values in the area.

l. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.

The proposed change will not be a deterrent to the improvement or development of adjacent properties.

m. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.

The proposed change will not constitute a grant of special privilege.

n. Whether there are substantial reasons why the property cannot be used in accord with existing zoning.

The property has a Sarasota County zoning designation and requires rezoning to a City of Venice Zoning designation.

- o. Whether the change suggested is out of scale with the needs of the neighborhood or the city.

The change is not out of scale with the needs of the neighborhood and rezoning of the property will allow for development to provide for the needs of the neighborhood.

- p. Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use.

The City lacks adequate sites to provide for the proposed uses in the neighborhood.