

Decision Criteria (Section 1.7.4):

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

The proposed amendment is compatible with the existing development pattern and zoning of nearby properties.

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

The original zoning designation split the Venice Theatre property into two separate zoning districts; the proposed amendment will bring the property under one zoning district.

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

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

4. Conflicts with existing or planned public improvements.

Not applicable; no conflicts created.

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.

Sufficient public facilities are available in connection with the proposed amendment.

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

No adverse impacts to health, safety and welfare of the neighborhood and City are proposed.

7. Conformance with all applicable requirements of this LDR.

The proposed amendment conforms with all applicable requirements of the LDR.

8. Potential expansion of adjacent zoning districts.

The proposed amendment will provide uniform zoning for the Venice Theatre property.

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

Not applicable.

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

The proposed amendment is compliant with the LDR and is consistent with the Comprehensive Plan and all other applicable laws.