

Wisdom Townhomes Decision Criteria 1.7.4

1. Whether the amendment is compatible with the existing development pattern and the zoning of nearby
 - **The proposed PUD amendment can be seen as compatible as the amendment is part of the Toscana PUD. Subarea 3 of the PUD master plan allows for a variety of both commercial and residential uses. The proposed townhomes would use 50 of the permitted 1,062 multifamily units.**
2. Changes in land use or conditions upon which the original zoning designation was based.
 - **The site is permitted for commercial and multifamily dwellings. The proposed townhomes could be seen as consistent with the original zoning designations of the PUD.**
3. Consistency with all applicable elements of the Comprehensive Plan.
 - **The proposed PUD could be seen consistent with all applicable elements of the Comprehensive Plan and Toscana Isles Binding Master 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 PUD amendment 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 PUD amendment shall be in conformance with all applicable requirements of the LDR.**
8. Potential expansion of adjacent zoning districts.
- **The property is part of the Toscana Isles PUD and the PUD has set boundaries.**
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.**