

## 1.9.4 Decision Criteria

**Panda Express D34743  
2217 Laurel Rd  
Nokomis, FL 34275**

A. In reaching a decision regarding the site and development plan as submitted, the Commission shall be guided in its decision to approve, approve with conditions, or to deny by the following considerations:

1. Compliance with all applicable elements of the Comprehensive Plan;  
**The Development of Parcel 7 (2217 Laurel Rd), within the 2001 Laurel Rd development, is consistent with the City of Venice Comprehensive Plan.**
  
2. Compatibility consistent with Section 4 of this LDR;  
**The proposed project is consistent with the Land Use density, intensity, building heights, setbacks, and use. Project is uniform with the surrounding area and business. The proposed heights, setbacks, and uses are all prevalent throughout the subdivision. The project does not have any adverse impact on any single-family neighbors.**
  
3. General layout of the development including access points, and onsite mobility;  
**Ingress and egress has been provided with automotive and pedestrian safety, traffic flow, services utilities and emergency situations in mind, during the design.**

**Project will include 1 proposed full access curb cut and a proposed shared cross access drive. Proposed curb cut is located at the future Holstein St.**

**The site will contain a restaurant building and associated drive-thru. Site will also include dumpster enclosure, employee parking, and customer parking.**

4. General layout of off-street parking and off-street loading facilities;  
**The location and placement of off-street parking and loading facilities, and thoroughfares, within the proposed development, provide adequate automotive and pedestrian safety and control in case of an emergency.**

5. General layout of drainage on the property;  
**Water management within the project is designed in accordance with the approved SWFWMD master plan that is provided by the developer. Stormwater will be collected via onsite storm system and connect to proposed storm network that is to be provided by the developer. Development will include a shared master stormwater pond for the entire Laurel Rd development.**
  
6. Adequacy of recreation and open spaces;  
**Open space provided is consistent with surrounding areas within the 2001 Laurel Rd Development.**
  
7. General site arrangement, amenities, convenience, and appearance; and  
**Site arrangement, appearance, and general layout of proposed project is in keeping within the surrounding areas and provides for a harmonious project, that is consistent with properties in the 2001 Laurel Rd Development.**
  
8. Other standards, including but not limited to, architectural requirements as may be required.  
**Project will comply with any additional reasonable standards, if imposed by the City of Venice.**