

1.7.4. Decision Criteria

- A. Council and the Commission shall consider the following:
1. Whether the amendment is compatible with the existing development pattern and the zoning of nearby properties.
The proposed PUD Amendment is compatible with the existing development patterns and zoning of nearby properties.
 2. Changes in land use or conditions upon which the original zoning designation was based.
No changes are proposed to previously approved land uses.
 3. Consistency with all applicable elements of the Comprehensive Plan.
The proposed PUD Amendment to increase density to 5.0 de/ac is consistent with all applicable elements of the Comprehensive Plan.
 4. Conflicts with existing or planned public improvements.
Not applicable.
 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.
An analysis has been provided of potential impact on traffic characteristics.
 - 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.
Public facilities are available to serve the site.
 - 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.
Public facilities are available to serve the site and the developer will pay impact fees to offset the impacts to public facilities.
 6. Effect on health, safety and welfare of the neighborhood and City.
The proposed PUD amendment will not have any negative impact to the health, safety and welfare of the neighborhood and City.
 7. Conformance with all applicable requirements of this LDR.
The proposed PUD Amendment is consistent with all applicable elements of the LDR's.
 8. Potential expansion of adjacent zoning districts.
Not applicable.
 9. Findings of the Environmental Assessment Report, consistent with [Chapter 89](#).
Not applicable. The proposed PUD Amendment does not alter the previously approved development plan.
 10. Any other applicable matters pursuant to this LDR, the Comprehensive Plan or applicable law.
Not applicable