

#### 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 zoning map amendment is compatible with the existing development pattern which consists of a mix of single-family and multi-family dwellings.**
2. Changes in land use or conditions upon which the original zoning designation was based.  
**The original RMF-4 zoning district permitted single-family dwellings. With the update to the Land Development Regulations in 2022 single-family dwellings were eliminated as a permitted use in the RMF-4 district thereby necessitating a zoning map amendment to allow for future development of single-family homes.**
3. Consistency with all applicable elements of the Comprehensive Plan.  
**The proposed zoning map amendment is consistent with all applicable elements of the Comprehensive Plan.**
4. Conflicts with existing or planned public improvements.  
**The proposed zoning map amendment is not in conflict with 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.  
**The proposed zoning map amendment will reduce potential traffic impacts 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.  
**The proposed zoning map amendment will decrease potential impacts to public facilities and services.**
  - 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 proposed zoning map amendment will not negatively impact public facilities.**
6. Effect on health, safety and welfare of the neighborhood and City.  
**The proposed zoning map amendment will allow for redevelopment of the property which be a benefit to the neighborhood.**
7. Conformance with all applicable requirements of this LDR.  
**The proposed zoning map amendment is in conformance with all applicable requirements of the Land development Regulations.**
8. Potential expansion of adjacent zoning districts.  
**Not applicable.**
9. Findings of the Environmental Assessment Report, consistent with [Chapter 89](#)  
**Not applicable, no development is proposed with this application.**
10. Any other applicable matters pursuant to this LDR, the Comprehensive Plan or applicable law.  
**Not applicable.**