

<b><i>(1) Whether or not the proposed development is consistent with all the requirements of the zoning district(s) in which it is located, including required parking, loading areas, setbacks and transitional buffers.</i></b>	
<b><i>Applicant:</i></b>	Yes.
<b><i>Staff:</i></b>	Yes. And in some ways, the proposed master plan exceeds these minimum requirements of R-6 zoning.
<b><i>(2) Compatibility of the proposed development with land uses on adjacent properties, including the size, scale and massing of buildings and lots.</i></b>	
<b><i>Applicant:</i></b>	Yes.
<b><i>Staff:</i></b>	Yes. The proposed development is compatible with the residential development to the east, and also the likely future commercial development to the west.
<b><i>(3) Adequacy of the ingress and egress to the subject property, and to all proposed buildings, structures, and uses thereon, including the traffic impact of the proposed development on the capacity and safety of public streets providing access to the subject site.</i></b>	
<b><i>Applicant:</i></b>	Yes.
<b><i>Staff:</i></b>	Yes. The proposed ingress/egress is adequate to serve the proposed development.
<b><i>(4) Adequacy of other public facilities and services, including stormwater management, schools, parks, sidewalks, and utilities to serve the proposed development.</i></b>	
<b><i>Applicant:</i></b>	The proposed development will only have a modest increase in demand for these facilities and services.
<b><i>Staff:</i></b>	Yes. Other public facilities will remain adequate to serve the proposed development.
<b><i>(5) Whether or not the proposed use will create adverse impacts upon any adjacent or nearby properties by reason of noise, smoke, odor, dust, or vibration, or by the character and volume of traffic generated by the proposed use.</i></b>	
<b><i>Applicant:</i></b>	No.
<b><i>Staff:</i></b>	No adverse impacts.
<b><i>(6) Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation or the hours of operation of the proposed use.</i></b>	
<b><i>Applicant:</i></b>	No.
<b><i>Staff:</i></b>	No adverse impacts.
<b><i>(7) Whether or not the proposed use will create adverse impacts on any environmentally sensitive areas or natural resources (wetlands, floodplains, etc..).</i></b>	
<b><i>Applicant:</i></b>	No.
<b><i>Staff:</i></b>	No adverse impact.

**Supplemental Regulations in the LDR Applicable to the Proposal**

**Chapter 212 Planned Development Approval Section 212-1 Purpose and Intent.**

Planned Development Approvals are intended to provide an alternative method of land development and redevelopment not available within the framework of the City’s standard zoning districts. The standards and procedures of Planned Development Approvals are intended to promote flexibility of design and allow for planned diversification and integration of uses and structures while at the same time, retaining in the Mayor/Council the absolute authority to establish such conditions, limitations and regulations as it deems necessary to maintain community aesthetics and to protect the public health, safety and general welfare. In doing so, Planned Development Approvals are designed to achieve the following objectives: