

Objective 3.2.3 – Protect well established neighborhoods from incompatible uses.

GOAL 4: NATURAL AND CULTURAL RESOURCES – To provide for the continued protection of our natural and cultural resources for current and future generations.

POLICY 4.4 –The continued protection and utilization of historic resources shall be encouraged and actively supported.

GOAL 7: LAND USE – To ensure the community’s anticipated growth occurs in a well-integrated yet organized fashion, which protects our community resources, promotes efficient use of infrastructure and transportation facilities, and supports quality economic development.

POLICY 7.4 – Positive impacts on the built and natural environment shall be anticipated through only the highest standard of development throughout all parts of the community.

Planned Development Review Criteria

The following criteria shall be applied in evaluating and deciding any application for a Planned Development Approval. No application for a Planned Development Approval shall be granted by the City Council unless satisfactory provisions and arrangements have been made concerning each of the following criteria, all of which are applicable to each application:

<i>(1) Is the proposed development 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>	
<i>Applicant:</i>	Yes.
<i>Staff:</i>	Mostly, but there are few Deviations being proposed from the standard/conventional development codes (see above). Most of these pertain to street design and building setbacks
<i>(2) Is the proposed development compatible with the land uses on adjacent properties, including the size, scale and massing of buildings and lots.</i>	
<i>Applicant:</i>	Yes.
<i>Staff:</i>	Yes. The higher density portion of the development is along the Cranford frontage with the lowest density (largest lots) is along the Alden frontage.
<i>(3) Is the ingress and egress to the subject property, and all proposed buildings, structures, and uses thereon adequate ? Are the public streets providing access to the property adequate to safely handle the traffic generated by the proposed development ?</i>	
<i>Applicant:</i>	Yes.
<i>Staff:</i>	Yes. The proposed ingress/egress is adequate to serve the proposed development.
<i>(4) How will the proposed development impact other public facilities and services, including stormwater management, schools, parks, sidewalks, and utilities ? Are these facilities and services adequate to support the proposed development ?</i>	
<i>Applicant:</i>	Facilities and services are adequate.
<i>Staff:</i>	Yes. Other public facilities will remain adequate to serve the proposed development.
<i>(5) Will the proposed development 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 development ?</i>	
<i>Applicant:</i>	No.
<i>Staff:</i>	No adverse impacts.
<i>(6) Will the proposed development adversely affect adjoining land properties by reason of the manner of use or the hours of operation of the proposed use(s) ?</i>	