

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 minor Deviations being proposed from the standard/conventional development codes (see above).
<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. The proposed development is comparable in both size and land use for its surrounding properties. It will be a very close match for its neighboring residential homes.
<i>Staff:</i>	Yes. The proposed development meets or exceeds the averages of the lot sizes and house sizes on the nearby properties.
<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. The proposed ingress and egress will be more than adequate to support a comfortable driving and parking situation for all of the homeowners, including safely allowing fire trucks etc.. to enter.
<i>Staff:</i>	Yes. The proposed ingress/egress is more than 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>	There will be a positive impact on surrounding properties. The public facilities nearby should have no affect from what is on site now.
<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. The proposed development will have no such effect on any nearby properties in any of the above-mentioned areas.
<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>	
<i>Applicant:</i>	No. The proposed development will be a strictly residential use.
<i>Staff:</i>	No adverse impacts.
<i>(7) Will the proposed use create adverse impacts on any environmentally sensitive areas or natural resources (wetlands, floodplains, etc..) ?</i>	
<i>Applicant:</i>	No. The proposed development will not have any impact on any protected areas such as wetlands, floodplains, etc...
<i>Staff:</i>	No impact.