

Applicant:	Not all R-15 requirements have been met, but they are consistent.
Staff:	No. There are numerous identified “deviations” from the standard requirements of R-15 zoning, such as minimum lot area, lot width, and building setbacks.
(2) Is the proposed development compatible with the land uses on adjacent properties, including the size, scale and massing of buildings and lots.	
Applicant:	Yes.
Staff:	No. The single-family residential land use and the size of the proposed dwellings is generally compatible with the adjacent properties. However, collective scale and massing of the proposed development is out of character and very inconsistent with that of the surrounding development pattern
(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 ?	
Applicant:	Yes.
Staff:	Yes. The proposed ingress/egress to the overall development is adequate to serve a residential development of this size.
(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 ?	
Applicant:	No impact on other public facilities and services. Yes, facilities and services are adequate.
Staff:	Public facilities and services will remain adequate to serve the proposed development.
(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 ?	
Applicant:	No.
Staff:	No adverse impacts. The modest increase in traffic volume will be spread across three (3) access points for the development.
(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) ?	
Applicant:	No.
Staff:	No adverse impacts.
(7) Will the proposed use create adverse impacts on any environmentally sensitive areas or natural resources (wetlands, floodplains, etc..) ?	
Applicant:	No.
Staff:	No adverse impact. There will likely be increases in stormwater runoff volume affecting the existing pond on the subject property, which is a man-made water feature.

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: