



PLANNING COMMISSION REVIEW STANDARDS

OPTIONAL PLAN Review Standards

The Planning Commission shall consider the following standards:

1. Master Plan/Zoning Ordinance

The project will be consistent with the purpose and intent of the *Master Plan* and Zoning Ordinance, including the Zone District.

2. Neighborhood

- a. The project will be compatible, harmonious and appropriate with the existing or planned character and uses of the neighborhood, adjacent properties, and the natural environment.
- b. Potentially adverse effects arising from the project on the neighborhood and adjacent properties will be minimized through the provision of adequate parking, the placement of buildings, structures and entrances, as well as the location of screening, fencing, landscaping, buffers or setbacks.
- c. The proposed project will not be detrimental, hazardous, or disturbing to existing or future adjacent uses or to the public welfare by reason of excessive traffic, noise, smoke, odors, glare, visual clutter, and electrical or electromagnetic interference.
- d. The proposed project will not adversely affect the walkability of the neighborhood, impair pedestrian circulation patterns, disrupt the continuity of the urban street wall or otherwise hinder the creation of a pedestrian-oriented environment.
- e. The project will not significantly modify the basic standards of the Zone District nor will it negatively alter the established or future character of the neighborhood.

3. Environment

The proposed project will retain as many natural features of the landscape as practicable, particularly where the natural features assist in preserving the general character of the neighborhood.

4. Public Facilities

- a. Adequate public or private infrastructure and services already exist or will be provided at no additional cost, and will safeguard the health, safety, morals, and general welfare of the public.
- b. The proposed project will not be detrimental to the financial stability and economic welfare of the City.
- c. The proposed project will comply with all other applicable City ordinances and policies and all applicable State laws.
- d. The project will provide urban open space, Grand River edge walkways, or other amenities that serve a public purpose.

5. Other

The request is necessitated by a condition related to the site or structure, and is not a means to reduce cost or inconvenience.