



PLANNING COMMISSION REVIEW STANDARDS

PRD Review Standards

The Planning Commission shall consider, and the City Commission may consider, whether the proposed Planned Redevelopment District (PRD) meets the following standards:

1. Master Plan/Zoning Ordinance

- a. The mix of uses, density of development, and design of the proposed PRD are consistent with the *Master Plan*.
- b. The proposed PRD is consistent with the purpose and intent of the Zoning Ordinance.
- c. The proposed PRD meets the eligibility criteria of Section 5.7.06.B. of the Zoning Ordinance.
- d. The proposed PRD will ensure efficient development on the property and will result in a logical and orderly development pattern in the neighborhood.

2. Neighborhood

- a. The proposed development 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 proposed development 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 development 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. Connections among buildings, uses and amenities within the property will be provided, as well as connections to and from the surrounding properties.

3. Environment

- a. The proposed development 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.
- b. The physical, geological, hydrological and other environmental features of the property to be re-zoned are compatible with the full range of uses in the PRD.

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 use will not be detrimental to the financial stability and economic welfare of the City.
- c. Wherever practicable, the proposed development will provide amenities, including but not limited to, park and recreational facilities, urban open space, and non-vehicular connections that serve a public purpose.

5. Other

Where applicable, the Planning Commission shall find that the Review Standards of Section 5.12.12. for any proposed Special Land Use will also be satisfied.