



PLANNING COMMISSION REVIEW STANDARDS

SITE PLAN Review Standards

Site Plan approval shall be granted only if the Site Plan meets all of the applicable requirements of the Zoning Ordinance and the following guidelines:

1. Master Plan/Zoning Ordinance

The proposed development will meet the purpose and intent of the *Master Plan* and Zoning Ordinance, including the Zone District.

2. Site Design

- a. The site will be designed to comply with all provisions of the Zoning Ordinance.
- b. The site will be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted by the Zoning Ordinance.
- c. Redevelopment of existing sites will be brought into conformance with all site improvement provisions of the Zoning Ordinance relative to and proportionate to the extent of redevelopment, as determined by the Planning Commission, as appropriate.
- d. Every building, structure or dwelling unit will be provided with adequate means of ingress and egress via public streets and walkways.
- e. All elements of the site design will be harmoniously and efficiently organized in relation to the topography, the size and type of lot, neighborhood character and that of adjoining property, and the type and size of buildings.
- f. All buildings or groups of buildings will be arranged so as to permit emergency access by some practicable means.
- g. Exterior lighting will be designed so that it is deflected away from adjacent properties and so that it does not impede the vision of drivers on public streets, adversely impact abutting properties or adversely impact the natural evening sky.

3. Environment

- a. Site landscape features, such as notable vegetation and steep slopes, will be preserved in their natural state insofar as practicable by minimizing tree and soil removal, alteration to the natural drainage courses, and the amount of cutting, filling and grading.
- b. Natural features and the site topography will be incorporated into the proposed site design to the maximum extent practicable.
- c. Buildings and structures will be placed in a manner that preserves environmentally sensitive areas.
- d. Landscape buffers or greenbelts may be required to ensure that proposed uses are adequately buffered from one another and from surrounding public and private property.
- e. Stormwater management measures will be employed to satisfy Chapter 32 and other City ordinances related to water quality.

4. Vehicular and Pedestrian Circulation

- a. Driveways will be located to minimize conflict with traffic operations on the abutting street. The number of driveways will be the minimum needed to provide reasonable access to the site.
- b. The widths of streets and driveways will be appropriate for the existing and anticipated volume of traffic.
- c. The arrangement of public or common ways for vehicular and pedestrian circulation will respect the pattern of existing or planned streets and pedestrian or bicycle pathways in the area.
- d. Off-street parking and loading areas will be provided where required with particular attention to the effects of noise, glare, and odor on adjacent properties in the proposed development.
- e. Safe, convenient and well-defined vehicular and pedestrian circulation within and to and from the site will be provided. Driveways, streets and other elements will be designed to promote safe and efficient movement within the site and at its access points.
- f. Pedestrian pathways will connect to transit stops or stations where practicable.

5. Public Services

The scale and design of the proposed development will not place an excessive burden on services currently furnished by or that may be required of the City or other public agency including, but not limited to, fire and police protection, water supply, stormwater management, sanitary sewage removal and treatment, traffic control, and administrative services.