

Table 17.34A

Criteria for Site Plan Review and Conditional Use Permits

EXPAND

<u>Land Use Compatibility</u>	<u>Criteria</u>	<u>Applications to</u>	
		<u>Site Plan Review</u>	<u>Conditional Use Permit</u>
Development density	Site area per unit or floor area ratio should be similar to surrounding uses if not separated by major natural or artificial features.		X
<u>Height and Scale</u>			
Height and bulk	Development should minimize differences in height and building size from surrounding structures. Differences should be justified by urban design considerations.	X	X
Setbacks	Development should respect pre-existing setbacks in surrounding area. Variation should be justified by site or operating characteristics.	X	X

Building coverage	Building coverage should be similar to that surrounding development if possible. Higher coverage should be mitigated by landscaping or site amenities.	X	X
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Site Development

Frontage	Project frontage along a street should be similar to lot width.	X	X
Parking and internal circulation	Parking should serve all structures with minimal conflicts between pedestrians and vehicles.	X	X
	All structures must be accessible to public safety vehicles.	X	X

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EXPAND

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	Development must have access to adjacent public streets and ways. Internal circulation should minimize conflicts and congestion at public access points.	X	X
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Landscaping	Landscaping should be integral to the development, providing street landscaping, breaks in uninterrupted paved areas, and buffering where required by surrounding land uses. Parts of site with sensitive environmental features or natural drainageways should be preserved.	X	X
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<u>Building Design</u>	Architectural design and building materials should be compatible with surrounding areas or highly visible locations.		X
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Operating Characteristics

Traffic capacity	Project should not reduce the existing level of traffic service an adjacent streets. Compensating improvements will be required to mitigate impact on street system operations.	X	X
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External traffic effects	Project design should direct nonresidential traffic away from residential areas.	X	X
Operating hours	Projects with long operating hours must minimize effects on surrounding residential areas.	X	X
Industrial access	Projects must provide direct access from major arterials without requiring travel through residential areas or along local, residential streets.	X	X

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Criteria for Site Plan Review and Conditional Use Permits (Continued)

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Hazardous effects	Projects must minimize external hazards to surrounding properties or, if hazardous materials are handles or stored, take measures to provide appropriate separations between the site and neighboring inhabited properties.	X	X
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Operating Characteristics

Outside storage	Outside storage areas must be screened from surrounding streets and less intensive land uses.	X	X
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Public Facilities

Sanitary waste disposal	Developments within 100 feet of a public sanitary sewer must connect to sewer system. Individual disposal systems, if permitted, shall not adversely affect public health, safety, or welfare.	X	X
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Sanitary sewer must have adequate capacity to serve development.	X	X
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Storm water management	Development should handle storm water adequately to prevent overloading of public storm water management system.	X	X
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Development should not inhibit development of other properties.	X	X
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Development should not increase probability of erosion, flooding, landslides, or other run-off related effects.	X	X
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Utilities	Project must be served by utilities	X	X
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Land Use Compatibility

Criteria

Site

Conditional

Plan

Use Permit

Review

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Rural estate subdivisions should be located in designated areas which can accommodate utility and infrastructure installation consistent with the need to protect the environment and public health.

X

X

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Comprehensive Plan

Projects should be consistent with city's comprehensive development plan.