

1.10.1. Preliminary Plat (Quasi-Judicial Application)

C. **Decision Criteria.** In reaching a decision regarding a preliminary plat as submitted, the Commission shall be guided in its decision to approve, approve with conditions, or to deny by the following considerations:

1. Compliance with all applicable elements of the Comprehensive Plan;

The proposed Preliminary Plat is consistent with all applicable elements of the Comprehensive Plan.

2. Compatibility, consistent with Section 4 of this LDR;

The proposed Preliminary plat is consistent with Section 4 of the LDR's.

3. General layout of the development including streets, access points, and onsite mobility;

The proposed Preliminary Plat is consistent with the approved Binding Master Plan for the GCCF PUD including streets, access points, and onsite mobility.

4. General layout of drainage on the property;

The proposed Preliminary Plat is consistent with the approved Binding Master Plan for the GCCF PUD with respect to drainage layout.

5. Adequacy of recreation and open spaces uses;

The proposed Preliminary Platt is consistent with the approved Binding Master Plan for GCCF PUD with respect to recreation and open spaces.

6. General site arrangement, amenities, convenience, and appearance; and

The proposed Preliminary Platt is consistent with the approved Binding Master Plan for GCCF PUD with respect to site arrangement, amenities, convenience and appearance.

7. Other standards including, but not limited to, architectural requirements as may be required.

Not applicable.