

1.11.3. Decision Criteria

A. Proposed design alternatives may be approved or denied separately or have stipulations imposed deemed appropriate for the request. The reviewing body shall consider the following criteria in making its determination:

1. Whether the design alternative is consistent with the stated purpose and intent of this LDR and with the Comprehensive Plan;

The proposed design alternative is consistent with the intent of the Land Development Regulations and Comprehensive Plan to ensure compatibility.

2. Whether the design alternative will have a material negative impact on adjacent uses, and if so, whether the applicant proposes to mitigate the negative impact to be created by the proposed design alternative;

The design alternative will not have material negative impacts on adjacent uses.

3. Whether the design alternative will permit superior design, efficiency, and performance;

The proposed design alternative will permit superior design by establishing a buffer standard for development of the 83-acre mixed use development which is compatible with surrounding land uses.

4. If applicable, whether the design alternative is necessary to preserve or enhance significant existing environmental or cultural features, such as trees, scenic areas, historic or archeological sites, public facilities, or similar; and

Not applicable.

5. Whether the design alternative will result in a negative impact to the adopted level of service of public facilities.

The design alternative will not result in a negative impact to the adopted level of service of public facilities.