

1.10.1 Decision Criteria

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 in compliance with all applicable elements of the comprehensive plan including strategy LU 1.2.8 and strategy LU 1.2.16 relating to compatibility between land uses and development standards, strategy LU 1.2.17 relating to open space connectivity, strategy LU 1.3.3 relating to walkable streets, and strategy OS 1.11.1 concerning open space.

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

The proposed preliminary plat is consistent with all applicable elements of Section 4 of this LDR.

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

The proposed layout of the development includes one access point with access off of Auburn Road in line with the existing Sawgrass subdivision access point to the west. The proposed private road provides sidewalks on each side of the street to provide mobility to the proposed homes. In addition, a functional open space trail is shown along the northern property line providing additional mobility for future residents.

4. General layout of drainage on the property;

The drainage is designed in accordance with local and state regulations. The pond is sized for both treatment and attenuation and is situated at the low point of the site and adjacent to the outfall to the Blackburn Canal. The proposed roads are graded to drain to proposed inlets which are routed to the pond.

5. Adequacy of recreation and open spaces uses;

The proposed preliminary plat meets the criteria of strategy OS 1.11.1 by providing a minimum of 50% open space for the project and providing a minimum of 10% functional and 20% minimum conservational open space.

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

The proposed project has been designed to maintain a high-quality appearance and provides amenities in a safe and convenient manner.

7. Other standards including but not limited to architectural requirements as may be required.
No other standards to the LDR or comprehensive plan are proposed as part of this development.