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**Sec. 86-42(e)(1-9) – Prepare a statement for each of the following consideration/findings:**

**(1) Compliance with all applicable elements of the comprehensive plan;**

The requested conditional use for gated access to the residential subdivisions of Rustic Road South and Rustic Road North is in compliance with the overarching goals, objectives, and policies of the comprehensive plan.

**(2) General compatibility with adjacent properties and other properties in the district;**

The requested conditional use for gated access to the residential subdivisions will be compatible with the adjacent properties that are also zoned as Planned Unit Development (PUD) and allow the same and/or similar types of development.

**(3) Scale of development. The relationship of the project or development in terms of its size, height, bulk, massing, intensity, and aesthetics, to its surroundings;**

The requested conditional use is for gated access to the residential subdivisions of Rustic Road South and Rustic Road North. The construction plans and landscaping plans for the requested entry gates are included in this application to demonstrate the scale of the development as well as aesthetics and compatibility to the surroundings.

**(4) Required yards and other open space;**

The requested conditional use for gated access will not affect the required yards and other open space.

**(5) Screening and buffering, with reference to type, dimensions and character;**

A landscaping plan is included as a part of this conditional use application.

**(6) Transportation access management and congestion with particular reference to automotive and pedestrian safety and convenience, traffic flow and control;**

Construction plans are included in this conditional use application and illustrate how the requested gated access to the residential subdivisions will not impact the automotive and pedestrian safety and convenience, traffic flow and control.

**(7) Off-street parking and loading areas, where required;**

Not applicable, the requested gated access will not affect off-street parking and loading areas, where required.

**(8) Value added considerations including tax base diversification, employment, and affordable housing unit expansion;**

Not applicable, the requested gated access will not have an impact on tax base diversification, employment, and affordable housing unit expansion.

**(9) Any special requirements set out in the schedule of district regulations of this chapter for the particular use involved.**

The requested entry gates will be in compliance with all applicable standards in the Land Development Code.