

1.9.4 Decision Criteria

- A. In reaching a decision regarding the site and development plan 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 project has been done with all applicable elements of the Comprehensive Plan.

2. Compatibility consistent with Section 4 of this LDR;

As it was coordinated with the Planning / Zoning Department, the project will provide a 10' buffer along the site's west and south boundary. The north side has the same zoning (OPI) as the adjacent properties to the north, which doesn't require a buffer and is compatible with Section 4 of the LDR.

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

The project provides an ingress and an egress to the property from the west side, along Park Lane Drive. The reason for this location was based on diverting future traffic away from Harbor Drive North, where the pedestrian crosswalk is located between the parking and Epiphany Cathedral.

4. General layout of off-street parking and off-street loading facilities;

Not applicable.

5. General layout of drainage on the property;

The on-site drainage will be collected in the proposed on-site pond and drained to the existing storm drain in Harbor Drive North.

6. Adequacy of recreation and open spaces;

Not applicable.

7. General site arrangement, amenities, convenience, and appearance; and other standards, including but not limited to, architectural requirements as may be required.

A landscape plan has been provided for this project to add adequate trees, shrubs and landscaping.