

Sec. 86-42. Conditional use.

- (e) Contents of planning commission recommendation. The planning commission shall make a recommendation to the city council as to whether or not the granting of the conditional use will adversely affect the public interest; as to whether or not the specific requirements governing the individual conditional use, if any, have been met by the petitioner; and as to whether or not satisfactory provision and arrangement has been made concerning the following matters, where applicable:
- (1) Compliance with all applicable elements of the comprehensive plan;
The proposed conditional use is in compliance with all applicable elements of the Comprehensive Plan.
 - (2) General compatibility with adjacent properties and other properties in the district;
The proposed conditional use will allow for tiered building heights, with building heights below permitted heights along the perimeter of the property, thereby ensuring compatibility with adjacent property in the district.
 - (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 increased building height internal to the project allows for the reduction in building heights along the perimeter. Combined with substantial setbacks and buffering, and northern Italian architecture consistent with the surrounding area, the proposed development is appropriately scaled for its surroundings.
 - (4) Required yards and other open space;
The proposed development meets or exceeds the requirement for yards and open space.
 - (5) Screening and buffering, with reference to type, dimensions and character;
The proposed development will have substantial landscape buffers along Laurel Road to buffer the potential impact, additionally, the two-story townhouses on the perimeter will screen the four-story buildings located internally.
 - (6) Transportation access management and congestion with particular reference to automotive and pedestrian safety and convenience, traffic flow and control;
All direct access to the site will be via Vistera Boulevard. There will be no direct access to Laurel Road, thereby ensuring safe and convenient access.
 - (7) Off-street parking and loading areas, where required;
Off-street parking and loading areas will be provided by a combination of garage and surface parking. The proposed conditional use will allow for a project layout which screens parking from Laurel Road.
 - (8) Value added considerations including tax base diversification, employment, and affordable housing unit expansion;
The proposed conditional use will allow for a development that provides a variety of market rate housing types which will increase housing affordability.
 - (9) Any special requirements set out in the schedule of district regulations of this chapter for the particular use involved.
Not applicable.