

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 gated community is consistent with all applicable elements of the comprehensive plan.
- (2) General compatibility with adjacent properties and other properties in the district;
The proposed gated community is compatible with adjacent properties and other properties in the district, in fact, gated communities are common in the area.
- (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;
Not applicable.
- (4) Required yards and other open space;
Not applicable.
- (5) Screening and buffering, with reference to type, dimensions and character;
Not applicable.
- (6) Transportation access management and congestion with particular reference to automotive and pedestrian safety and convenience, traffic flow and control;
The proposed gated community will control traffic flow through the development thereby enhancing pedestrian safety and convenience.
- (7) Off-street parking and loading areas, where required;
Not applicable.
- (8) Value added considerations including tax base diversification, employment, and affordable housing unit expansion;
Not applicable.
- (9) Any special requirements set out in the schedule of district regulations of this chapter for the particular use involved.
Not applicable.