



### Zoning Resolution Criteria Checklist

	Yes	No
<b>Consistency with twp's adopted plans and policies</b>		
Mixed Use designation – not 1 or 2 story structures with compatible scale, intensity, etc.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Compatible with adjacent residences</b>		
Scale	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Impervious surface ratio no greater than 50%	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Building height	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Density	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Are the adjacent residences adequately protected in terms of visual and acoustical privacy?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Good design – what is the community getting in exchange for relaxation of usual standards?</b>		
Are site's natural features preserved in exchange for relaxation of front yard and other setbacks?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sufficiently innovative to warrant density bonus	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sufficiently innovative to waive height restriction	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sufficiently innovative to warrant higher ISR	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Does the site plan meet high standards of design to be compatible with adjacent residential land uses?

Has the community been given anything in exchange for allowing the developer to locate an access drive in the boundary buffer area?

Does the site plan provide for extensive green belt buffers between commercial uses and residential uses?

Does the site plan protect existing mature and/or valuable trees located on the site?

Does the site plan protect adjacent properties from stormwater runoff from the site?

#### **Adequacy of road infrastructure**

Are Kenwood and Montgomery Roads sufficiently wide to handle present traffic?

Does the site plan provide for acceleration and deceleration lanes to efficiently handle traffic coming to and leaving the site?

Are the proposed buildings sufficiently far back to allow for future widening of Kenwood Road to 7 or 9 lanes?

Can Kenwood Road be widened to the recommended 9 lanes without adversely affecting existing abutting businesses?

#### **Diversity of housing types**

Does the Capital project preserve the diversity of housing types in Sycamore Township?

Does the Capital project preserve affordable housing?