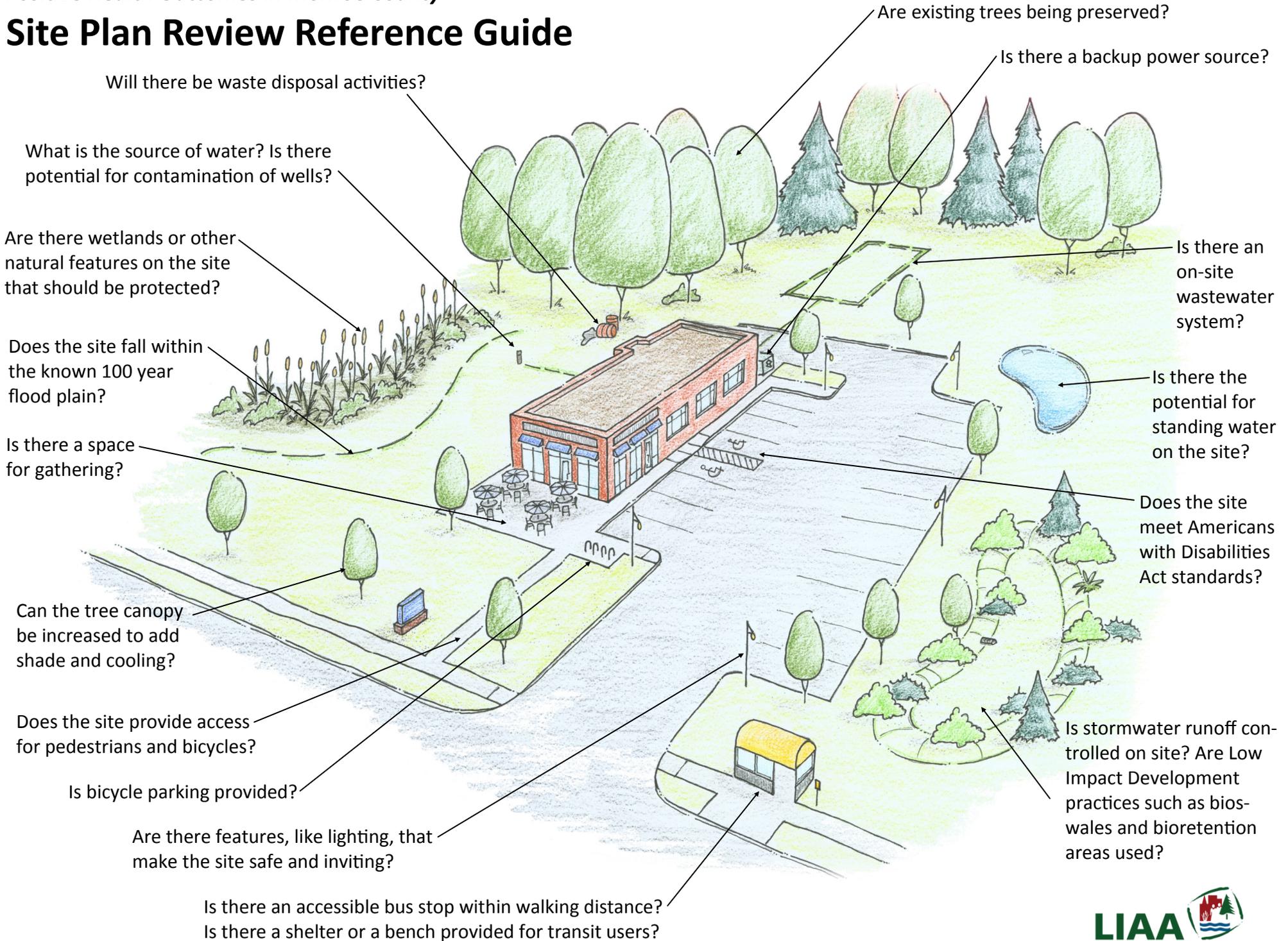


Site Plan Review Reference Guide



Positive Health Outcomes in Monroe County

Development Review Reference Checklist

In addition to the concerns illustrated in the **Site Plan Review Reference Guide**, there are considerations that Planning Commissioners should keep in mind when reviewing proposals for such things as Redevelopment Sites, Neighborhood Plans, Corridor Plans, and Sub-area plans.

Redevelopment Proposals:

- What were the prior uses of this site?
- Are there abandoned septic fields or above and/or below ground storage tanks located on the site?
- Will the site require substantial remediation? If so, what type of remediation is necessary?
- Is there historic evidence of solid or hazardous waste disposal or releases on or adjacent to the site? If so, where is the contamination located in relation to natural assets or waterways?
- How will this development impact the adjacent area?
- Will the redevelopment cause significant noise pollution? Are there plans in place for buffering noise?

Transportation or Corridor Plans

- Is the transportation network designed to accommodate bicyclists, pedestrians, public transit users, and motorists?
- Does the project comply with ADA requirements for design? For example; new sidewalk construction must include curb ramps.
- Will the tree canopy be preserved and/or will additional street trees be planted to attain a 30% canopy cover?
- Are there plans for on-site stormwater collection and retention such as bioswales or rain gardens?

Neighborhood Level Plans

- Are open spaces and trails included to provide regular opportunity for physical activities such as walking and biking?
- Does the proposed project include safe routes to school with safe street crossings and high visibility for children walking to school?
- Will parks and recreation areas include a place to seek refuge in the event of a severe storm?
- Are public spaces and right-of-ways designed for 'eyes on the street' to prevent crime and increase the perception of safety?