

Preliminary review considerations by Planning Commission (current)	Way the consideration would be covered in proposed update
(1) Compliance with the provisions of this chapter, Chapter 197, Zoning, and any other applicable provisions of the Municipal Code of the City of Lewes.	Identified as a preliminary plan review action by the Planning Commission in Section 170-19 D (3) (a) and Section 170-26 (1st paragraph).
(2) Integration of the proposed major subdivision into existing terrain and surrounding landscape.	Intent statements, standards, and guidelines in § 170-26 A Site Design and § 170-26 B Site Suitability address consistency to existing terrain and surrounding landscape.
(3) Minimal use of wetlands and floodplains.	Zoning regulations on wetlands and floodplain provide primary compliance standards. The intent statement, standards, and guidelines in § 170-26 B Site Suitability describe the requirement to identify and address consistency.
(4) Preservation of natural and historical features.	Intent statements, standards, and guidelines in § 170-26 B Site Suitability address consistency with natural resources. § 170-26 A Site Design contains provisions for historical features, in addition to regulations for historic resources under Chapter 170, Article V (HPARC review) and Chapter 197, Article VI Historic Preservation Architectural Review Commission.
(5) Preservation of open space and scenic views.	Intent statements, standards, and guidelines in § 170-26 E Open Space identify open space requirements. Provisions in § 170-26 A Site Design and § 170-26 B Site Suitability address consideration of scenic views as part of a plan review.
(6) Minimization of tree and soil removal and grade changes, except to ease flood concerns.	Although the current code does not prohibit tree and soil removal, Intent statements, standards, and guidelines in 170-26 D Landscaping requirements, § 170-26 E Open Space, § 170-26 B Site Suitability, and 170-30 Stormwater management encourage retention of site vegetation and minimal grade changes.
(7) Screening of objectionable features from neighboring properties and roadways.	Intent statements, standards, and guidelines in § 170-26 D Landscaping requirements along with

		§ 170-26 A Site Design include provisions to address screens, buffers, and placement of features to minimize conflicts and maintain neighborhood character.
(8) Provision for water supply.		Intent statements, standards, and guidelines in § 170-28 Water utility describe requirements as part of development review.
(9) Provision for sewage disposal.		Intent statements, standards, and guidelines in § 170-29 Sewer utility describe requirements as part of development review.
(10) Prevention of pollution of surface water and groundwater.		Intent statements, standards, and guidelines in § 170-26 B Site Suitability, § 170-28 Water utility, and § 170-30 Stormwater management contain requirements to minimize pollution impacts as part of development review.
(11) Minimization of erosion and sedimentation, minimization of changes in groundwater levels, minimization of increased rates of runoff, minimization of potential for flooding and design of drainage so that groundwater recharge is maximized.		Intent statements, standards, and guidelines in § 170-26 B Site Suitability, § 170-28 Water utility, and § 170-30 Stormwater management contain requirements to minimize runoff to reduce flooding hazards and promote groundwater recharge.
(12) Provision for safe vehicular and pedestrian movement within the site and to adjacent ways.		Intent statements, standards, and guidelines in § 170-27 Streets and § 170-26 A Site Design include provisions to ensure safe vehicular and pedestrian movement within the site and to adjacent ways.
(13) Effect on area property values.		Intent statements, standards, and guidelines in § 170-26 A Site Design are included to promote quality development to help preserve property values.
(14) Effect on schools, public buildings, and community facilities.		Intent statements, standards, and guidelines in § 170-26 B Site Suitability are included to evaluate proposed development to better ensure it is consistent with community services and addresses long-term costs or maintenance demands.

<p>(15) Effect on area roadways and public transportation. The Planning Commission, by majority vote, may require a traffic impact study conducted by an outside agency at the expense of the applicant, should conditions warrant such a study.</p>	<p>Intent statements, standards, and guidelines in § 170-27 Streets require consideration of impacts to area roadways, pedestrian/bicycle networks and transit services. Standards and guidelines in § 170-26 A Site Design and § 170-27 identify opportunities to accommodate alternative forms of transportation and interconnect developments.</p>
<p>(16) Compatibility with adjacent area land uses.</p>	<p>Various intent statements, standards, and guidelines in § 170-26 A Site Design, § 170-26 B Site Suitability, § 170-26 D Landscaping requirements, and § 170-26 E Open Space address consistency with adjacent land uses.</p>
<p>(17) Effect on area waterways.</p>	<p>Although the City review lacks direct controls, regulations on runoff control (§ 170-26 B Site Suitability and § 170-30 Stormwater management) along with state water quality and access to regulations (administered by the state) evaluated during the development review process address several issues. In addition, provisions on scenic viewsheds or screening uses (170-26 D Landscaping requirements, § 170-26 E Open Space, or §170-26 B Site Suitability) can be applicable.</p>
<p>(18) Whether estimated costs to be borne by the City during construction, if any, can be met from available City funds which reasonably may be anticipated to become available to the City and applicable to subdivision purposes.</p>	<p>Costs to be borne by the City for review are identified as part of the application fee assessment (preliminary and final) and provided to the City. Costs for construction to be borne are identified during the improvements construction review and made available as part of final plan review and approval. The staff reports would describe the costs and compliance arrangements for reference during plan review.</p>
<p>(19) Whether the estimated expense to the City can be justified on the basis of estimated tax returns which would accrue to the City within a reasonable period of time.</p>	<p>Not carried forward. Taken into account primarily for annexation but not a criterion for subdivision approval.</p>
<p>(20) Recognition of scenic byways and walkability.</p>	<p>Intent statements, standards, and guidelines in § 170-27 Streets, § 170-26 A Site Design, and § 170-26 B Site Suitability require consideration of consistency with adopted scenic byways plans,</p>

		impacts to area roadways, and bicycle/pedestrian networks.
(21) Job creation.		Not carried forward since it is not a criterion for subdivision approval.
(22) Providing diverse housing options.		Provisions in § 170-26 A Site Design requires that subdivisions include a mix of housing styles and sizes.