Spring Street Redevelopment Plan:
Consistency Review

February 13, 2020

Prepared by Topology
Presented to Morristown Redevelopment Entity

February 13, 2020
What is a consistency review?

This Redevelopment Plan requires the redeveloper to submit all conceptual plans to the Administration for review and authorization to proceed before the Planning Board prior to submitting a site plan or subdivision application to the Planning Board.

The Town, by and through the Administration, acting as the redevelopment agency, will be required to review and authorize same as a condition precedent to submission of an application before the Planning Board.

-Spring Street Redevelopment Plan Phase 3 Amendment, pp. 55-56
What is a consistency review?
What was reviewed?

Submissions included:

- Civil engineering plans
- Architectural plans
- Building floor plans
- Landscape plans
- Renderings
- Traffic impact study
What is NOT included in this consistency review?

- Review of **architecture and landscape architecture** for compliance with Plan design standards.

- Final **roundabout design**, specifically as it relates to elements for pedestrians, cyclists, and vulnerable users.

- Final determination of required **off-site traffic** improvements.

These items will be reviewed in detail at the Planning Board.
Planning Consistency Review
Planning Consistency Review

Topology’s review found the plans submitted to be generally consistent with the adopted Redevelopment Plan.

Consistency report explicitly refers review of compliance with architectural design standards to the Planning Board for review.
Town’s traffic engineer (TPD) found the documents submitted to be *generally consistent* with the adopted Redevelopment Plan.

Consistency review is explicitly *not* a technical review of the fully engineered roundabout design. Technical analysis will continue at the Planning Board phase.
Discussion/Questions