

<i>Applicant:</i>	Yes, ingress and egress to the subject property is adequate. A traffic study was completed for the project confirming that the adjacent streets are adequate to safely handle the proposed traffic estimated to be generated by the project.
<i>Staff:</i>	Yes. The proposed ingress/egress is generally adequate overall but may need some finetuning – pending the outcome of further traffic studies and evaluation by the City Engineer.
<i>(4) Adequacy of other public facilities and services, including stormwater management, schools, parks, sidewalks, and utilities to serve the proposed development.</i>	
<i>Applicant:</i>	The existing public facilities and utilities are adequate to support the project. Underground detention will be provided to attenuate stormwater runoff.
<i>Staff:</i>	Yes. Other public facilities will remain adequate to serve the proposed development.
<i>(5) Whether or not the proposed use will create adverse impacts upon any adjacent or nearby properties by reason of noise, smoke, odor, dust, or vibration, or by the character and volume of traffic generated by the proposed use.</i>	
<i>Applicant:</i>	The proposed uses will not create adverse impacts on any adjacent or nearby properties by reason of noise, smoke, odor, dust, vibration or traffic.
<i>Staff:</i>	No significant adverse impacts.
<i>(6) Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation or the hours of operation of the proposed use.</i>	
<i>Applicant:</i>	The development will not adversely affect adjoining properties due to hours of operation. The office/commercial area is separated from the adjacent residential area by the apartment building.
<i>Staff:</i>	No adverse impacts.
<i>(7) Whether or not the proposed use will create adverse impacts on any environmentally sensitive areas or natural resources (wetlands, floodplains, etc..).</i>	
<i>Applicant:</i>	No.
<i>Staff:</i>	No adverse impact.

**Existing Zoning “Conditions of Approval” for portions of the property
(applicable to conventional development only)**

C-C(c) zoning area (2.00 acres) **Approved 5-5-2022 (file # VA-2022-08)**

"No automotive-related uses will be allowed. Such uses include automotive repair facilities, carwash, fueling or service stations, auto sales or rental establishments, and the like."

R-P(c) zoning area (2.26 acres) – along N Toombs Street **Approved 11-10-2016 (file # VA-2016-15)**

- (1) The only driveway access onto North Toombs Street shall be in the form of gated emergency access on durable surface as required by the Fire Department.
- (2) Maintain the existing undisturbed vegetative buffer along North Toombs Street for a width of at least 25' adjacent to proposed buildings, and at least 10' adjacent to proposed parking areas. The only encroachments into this buffer shall be for gated emergency access.
- (3) Provide shared common parking and appropriate cross-access easements among the various phases of the development, as needed, to provide coordinated access and adequate parking for the entire development as a whole.
- (4) The building addition shall reflect a similar non-pitched corniced roof design as the existing building.

Supplemental Regulations in the LDR Applicable to the Proposal

Chapter 212 Planned Development Approval **Section 212-1 Purpose and Intent.**

Planned Development Approvals are intended to provide an alternative method of land development and redevelopment not available within the framework of the City's standard zoning districts. The standards and procedures of Planned