

(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.	
Applicant:	No.
Staff:	Possible. The proposed use has the potential to generate excessive noise and more traffic than the existing parking lot can handle.
(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.	
Applicant:	Hours of operation won't extend late into the evening or night. Most events that I decorate are baby showers and kids parties.
Staff:	Yes possibly, unless there are significant limits on the hours of operation and total occupancy of the facility
(7) Whether or not the proposed use will create adverse impacts on any environmentally sensitive areas or natural resources (wetlands, floodplains, etc..).	
Applicant:	No.
Staff:	No adverse impact.

Supplemental Standards of the LDR Applicable to the Proposed Use

< none >

Development Review Comments

The following comments are provided by the reviewing departments and are only intended to provide the developer with useful information for planning purposes. This list should not be considered all-inclusive as additional items may appear during the plan review process.

Building Plan Review: No comments or concerns with the building.

Engineering: No comments on any of these cases at this time.

Fire: The existing building is fire-sprinkled.

Landscape: No comments

GIS: No comments

Police: < No comments received >

Utilities: < No comments received >

Public Works: No issues or concerns

Attachments:

- Zoning Location Map
- Future Development Map
- Aerial Location Map
- Letter of Authorization
- Letter of Intent (2 pages)
- Floor Plan - sketch