

(4) How will the proposed use impact other public facilities and services, including stormwater management, schools, parks, sidewalks, and utilities? Are these facilities and services adequate to support the proposed use?	
Applicant:	It will not impact. It is on a large commercial property.
Staff:	Public facilities are adequate to support the proposed use.
(5) Will the proposed use create adverse impacts on 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:	None of the above.
Staff:	Possible. The proposed use has the potential to generate excessive noise and more traffic than the existing parking lot can handle.
(6) Will the proposed use adversely affect adjoining properties by reason of the manner of use or the hours of operation of the proposed use?	
Applicant:	No.
Staff:	Yes possibly, unless there are significant limits on the hours of operation and total occupancy of the facility
(7) Will the proposed use create adverse impacts on any environmentally sensitive areas or natural resources (wetlands, floodplain, 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 Inspections: Inspections has no comments on these cases

Fire: The Fire Department would like to see a floor plan of the area to scale, it helps the fire department when reviewing to calculate for the actual occupancy of the building. I would like a site plan for to determine emergency vehicle access and for further evaluation.

Engineering: No comments or concerns

Landscape: No comments

Public Works: No comments.

Police: < No comments received >

Utilities: < No comments received >

Attachments:

Letter of Authorization
Zoning Location Map
Future Development Map
Aerial Location Map
Letter of Intent
Floor Plan