

Fire Protection:	Fire Station # 3 (Ulmer Avenue) = approximately 1.0 miles to the NE The nearest fire hydrants are located along Tucker Road in front of the property.
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Comprehensive Plan Issues

Character Area: Industrial Activity Center

Description: Area used in manufacturing, wholesale trade, distribution activities, assembly, and processing activities. Uses may or may not generate excessive noise, particulate matter, vibration, smoke, dust, gas, fumes, odors, radiation, or other nuisance characteristics.

Development Strategy: Development or, where possible, retrofitting should occur as part of planned industrial parks having adequate water, sewer, storm-water, and transportation infrastructure for all component uses at build-out. Incorporate landscaping and site design to soften or shield views of buildings and parking lots, loading docks, etc. Incorporate signage and lighting guidelines to enhance quality of development. Also incorporate measures to mitigate impacts of external impacts on the adjacent built or natural environments. Encourage greater mix of uses such as retail and services to serve industry employees to reduce automobile reliance/use on site.

Conditional Use Review Criteria

The following criteria shall be applied in evaluating and deciding any application for a Conditional Use Permit. No application for a Conditional Use Permit shall be granted by the City Council unless satisfactory provisions and arrangements have been made concerning each of the following criteria, all of which are applicable to each application:

<i>(1) Whether or not the proposed use is consistent with all the requirements of the zoning district in which it is located, including required parking, loading areas, setbacks and transitional buffers.</i>	
<i>Applicant:</i>	Yes, if it rezoned to M-2.
<i>Staff:</i>	Yes, except for the requested Variances for the accessory Solid Waste transfer facility – as being requested by application APP-2018-02.
<i>(2) Compatibility of the proposed use with land uses on adjacent properties, including the size, scale and massing of buildings and lots.</i>	
<i>Applicant:</i>	Yes.
<i>Staff:</i>	Yes, the proposed uses are compatible with the surrounding development pattern.
<i>(3) Adequacy of the ingress and egress to the subject property, and to all proposed buildings, structures, and uses thereon, including the traffic impact of the proposed use on the capacity and safety of public streets providing access to the subject site.</i>	
<i>Applicant:</i>	Yes.
<i>Staff:</i>	Yes, ingress and egress to the property will continue to utilize the existing driveways.
<i>(4) Adequacy of other public facilities and services, including stormwater management, schools, parks, sidewalks, and utilities to serve the proposed use.</i>	
<i>Applicant:</i>	Yes.
<i>Staff:</i>	No impact.
<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>	Yes.
<i>Staff:</i>	No impact.
<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>	No.
<i>Staff:</i>	No impact.