

Sec. 86-43. Special exception uses.

(e) *Required findings for approval.* Before any special exception shall be approved, the planning commission shall make a written finding that the granting of the special exception will not adversely affect the public interest and certify that the specific requirements governing the individual special exception, if any, have been met by the petitioner and that, further, satisfactory provision and arrangement has been made concerning the following matters, where applicable:

(1) Compliance with all applicable elements of the comprehensive plan.

The proposed multi-family use and modification to the required parking standard is in compliance with all applicable elements of the Comprehensive Plan including Strategy LU 1.2.9.c, LU 1.2.11, LU 1.2.13 and LU-KT 1.1.1.

(2) Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.

Ingress and egress to the property have been designed to assure automotive and pedestrian safety and convenience, traffic flow and control, and emergency access.

(3) Off-street parking and loading areas, where required, with particular attention to the items listed in subsection (e)(2) of this section and the economic, noise, glare or odor effects of the special exception on adjoining properties and properties generally in the district.

With approval of the proposed modification to the parking requirement, off-street parking has been provided consistent with City of Venice Code requirements and is sited to avoid any economic, noise, glare or odor effects on adjoining properties.

(4) Refuse and service areas, with particular reference to the items listed in subsections (e)(2) and (e)(3) of this section.

Refuse and service areas have been located to avoid adverse impacts to automotive and pedestrian safety, or economic, noise, glare or odor effects on adjoining properties.

(5) Utilities, with reference to location, availability and compatibility.

Utilities are available on site and will be located in compliance with all City regulations.

(6) Screening and buffering, with reference to type, dimensions and character.

The proposed development will be consistent with all City regulations regarding screening and buffering.

(7) Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effects, and compatibility and harmony with properties in the district.

All proposed signs and exterior lighting will be in compliance with City regulations and compatible and harmonious with properties in the district.

(8) Required yards and other open space.

The proposed development will be in compliance with all City regulations regarding yards and open space.

(9) General compatibility with adjacent properties and other property in the district.

The proposed special exception for multi-family use is compatible with and will provide an appropriate transition between the wide variety of existing and planned uses in the area.

(10) Any special requirements set out in the schedule of district regulations of this chapter for the particular use involved.

Not applicable.