
Sec. 86-42. Conditional use.

(e) *Contents of planning commission recommendation.* The planning commission shall make a recommendation to the city council as to whether or not the granting of the conditional use will adversely affect the public interest; as to whether or not the specific requirements governing the individual conditional use, if any, have been met by the petitioner; and as to whether or not 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 conditional use for height is consistent with all applicable elements of the Comprehensive Plan.

(2) General compatibility with adjacent properties and other properties in the district;

The proposed building height is compatible with adjacent properties in the district and appropriate based upon the location of the building which is significantly below the elevation of the adjacent Laurel Road and I-75 ramps.

(3) Scale of development. The relationship of the project or development in terms of its size, height, bulk, massing, intensity, and aesthetics, to its surroundings;

The proposed scale of the building is appropriate based upon the location of the building which is significantly below the elevation of the adjacent Laurel Road and I-75 ramps.

(4) Required yards and other open space;

The proposed conditional use will allow for a development plan that meets or exceeds all standards for yards and open space.

(5) Screening and buffering, with reference to type, dimensions and character;

The proposed hotel is sufficiently screened and buffered with landscaping buffers which meet or exceed code requirements.

(6) Transportation access management and congestion with particular reference to automotive and pedestrian safety and convenience, traffic flow and control;

The proposed hotel development is designed to provide safe and convenient traffic flow for automotive and pedestrian traffic.

(7) Off-street parking and loading areas, where required;

The proposed conditional use will allow for the proposed development to meet the code required number of parking spaces for the proposed hotel use.

(8) Value added considerations including tax base diversification, employment, and affordable housing unit expansion;

The proposed conditional use will allow for the proposed hotel use, a use that will diversify the City tax base and provide opportunities for employment.

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

N/A