

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 Special Exception to reduce the number of required parking spaces is consistent with all applicable elements of the Comprehensive Plan.
 - (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.
The proposed reduction in required parking spaces will allow for safe ingress and egress, traffic flow 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.
The proposed reduction in required parking will allow for a parking design which will not have any adverse impacts to adjoining properties and properties generally in the district.
 - (4) Refuse and service areas, with particular reference to the items listed in subsections (e)(2) and (e)(3) of this section.
Not applicable.
 - (5) Utilities, with reference to location, availability and compatibility.
Not applicable.
 - (6) Screening and buffering, with reference to type, dimensions and character.
The proposed plan with the reduction in required parking spaces will allow for adequate screening and buffering of parking.
 - (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.
Not applicable.
 - (8) Required yards and other open space.
Not applicable.
 - (9) General compatibility with adjacent properties and other property in the district.
The proposed Special Exception will allow for development compatible with adjacent properties and other property in the district.
 - (10) Any special requirements set out in the schedule of district regulations of this chapter for the particular use involved.
Not applicable.