

Duties in site and development plan approval. The planning commission shall review and act upon site and development plan applications in accordance with the provisions contained in section 86-49. In reaching a decision as to whether or not the site and development plan as submitted should be approved or approved with changes, the planning commission shall follow the procedures set out herein and shall be guided in its decision and the exercise of its discretion to approve, approve with conditions, or to deny by the following standards:

- (1) Sufficiency of statements on ownership and control of the development and sufficiency of conditions of ownership or control, use and permanent maintenance of common open space, common facilities or common lands to ensure preservation of such lands and facilities for their intended purpose and to ensure that such common facilities will not become a future liability for the city.

APPLICANT: Proof of Ownership has been provided. There are no common open spaces, common facilities or common lands.

- (2) Intensity of use and/or purpose of the proposed development in relation to adjacent and nearby properties and the effect thereon; provided, however, that nothing in this subsection shall be construed as granting the planning commission the authority to reduce residential densities below that permitted by the schedule of district regulations set out in this code.

APPLICANT: The parcel is 15.21 acres and the proposed project's intensity is .001 as the only floor areas proposed is a 24 x 48 building. The majority of the operation will take place in an open area. The surrounding properties are all industrial in nature and similarly have limited floor area with outdoor operations.

- (3) Ingress and egress to the development and proposed structures thereon, with particular reference to automotive and pedestrian safety, separation of automotive traffic and pedestrian and other traffic, traffic flow and control, provision of services and servicing of utilities and refuse collection, and access in case of fire, catastrophe or emergency.

APPLICANT: The property is access by Gene Green Road, a private roadway extending from Knights Trail. The vehicles utilizing Gene Green Road are all of a heavy vehicle truck nature given the use of all properties taking access to Gene Green Road. There should be limited pedestrian activity in the area. Within the site, the vehicular use areas will be concrete and easily accessible to service providers.

- (4) Location and relationship of off-street parking and off-street loading facilities to thoroughfares and internal traffic patterns within the proposed development, with particular reference to automotive and pedestrian safety, traffic flow and control, access in case of fire or catastrophe, and screening and landscaping.

APPLICANT: Off street parking has been provided for employees in close proximity to the office building. The vehicular use areas provide adequate space for circulation with a 36 foot wide drive to the north of the office building and a 24 foot wide drive south of the building.

- (5) Sufficiency of proposed screens and buffers to preserve internal and external harmony and compatibility with uses inside and outside the proposed development.

APPLICANT: Landscaping and screening has been provided around the perimeter of the site. Canopy trees to be 10 foot high at time of planting. Stockpiled materials will also provide screening.

Directly adjacent to the property is a substantial regional storm water facility which provides a separation distance of approximately one mile from home sites.

- (6) Manner of drainage on the property, with particular reference to the effect of provisions for drainage on adjacent and nearby properties and the consequences of such drainage on overall public drainage capacities.

APPLICANT: A detention pond has been designed in the southwest portion of the property. Additionally, there are swales designed along the boundaries of the property to maintain drainage on site.

- (7) Adequacy of provision for sanitary sewers, with particular relationship to overall city sanitary sewer availability and capacities.

APPLICANT: Public sanitary sewer is not available and the project proposes to use a septic tank permitted by the Health Department.

- (8) Utilities, with reference to hook-in locations and availability and capacity for the uses projected.

APPLICANT: There are no public utilities available. There are two wells existing on the site, one which will be used for irrigation and one for drinking water. There will also be a dry fire hydrant installed which will utilize water from the detention pond if necessary.

- (9) Recreation facilities and open spaces, with attention to the size, location and development of the areas as to adequacy, effect on privacy of adjacent and nearby properties and uses within the proposed development, and relationship to community or citywide open spaces and recreational facilities.

APPLICANT: The criteria is not applicable.

- (10) General site arrangement, amenities and convenience, with particular reference to ensuring that appearance and general layout of the proposed development will be compatible and harmonious with properties in the general area and will not be so at variance with other development in the area as to cause substantial depreciation of property values.

APPLICANT: The property is surrounded by similarly zoned and utilized lands. The closest residential lands are approximately one mile away.

- (11) Such other standards as may be imposed by the city on the particular use or activity involved.

APPLICANT: None that we have been made aware of prior to this hearing.

- (12) In the event that a site and development plan application is required, no variance to the height, parking, landscape, buffer or other standards as established herein may be considered by the planning commission. The planning commission may consider modifications to these standards under the provisions and requirements for special exceptions.

APPLICANT: No variances have been requested by the client.