

# WATERMARK AT VENICE

## SPECIAL EXCEPTION

### REQUIRED FINDINGS

The proposed special exception satisfies the required findings of Sec. 86-43(e) as supported below in **bold** font:

- (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 six-foot wall located within the Project's western landscape buffer complies with all applicable elements of the Comprehensive Plan and specifically supports Policies 8.2 and 8.5 under the Land Use element thereof. The proposed wall is just one component of the overall site design that provides for effective buffering, pleasing aesthetics, and overall compatibility for both the residents of existing nearby properties and the future residents of the Project.**

- (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 six-foot wall located within the Project's western landscape buffer does not impede pedestrian, automotive, and emergency ingress and egress as all relate to the safety, convenience, access, and/or traffic flow or control on and offsite; rather, the proposed wall promotes such ingress and egress considerations as it more clearly defines the specific points and types of access to and from the site.**

- (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 six-foot wall located within the Project's western landscape buffer will provide additional buffering to the surrounding properties from the Project's parking and loading areas.**

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

**The proposed six-foot wall located within the Project's western landscape buffer will provide additional buffering to the surrounding properties from the Project's refuse and service areas.**

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

**The proposed six-foot wall located within the Project's western landscape buffer does not interfere with the location, availability, and/or compatibility of utilities.**

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

**The proposed six-foot wall located within the Project's western landscape buffer provides enhanced screening and buffering beyond what is required for the proposed development.**

- (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.

N/A.

- (8) Required yards and other open space.

**The proposed six-foot wall located within the Project's western landscape buffer is also located within the required front yard along Pinebrook Road; although walls are permitted within required front yards of residentially zoned properties, the code limits the solid portion of such walls to three feet in height from the ground elevation. The proposed special exception increases the solid portion of the wall by an additional three feet beyond what is permitted. This additional three feet in height of solid wall does not conflict with any other requirements for the Project's required yards and open space.**

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

**The proposed six-foot wall located within the Project's western landscape buffer is similar to the walls and buffering of other properties in the area.**

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

N/A.