

Meet with Planning Department to discuss future intentions.

Accurate Site Survey showing proposed property, drawn to scale, including all dimensions and square footages, and complete legal description of all parcels affected.

Site Plan showing principal and accessory buildings, setback lines, parking lot layout and stall sizes, curbing, landscaping (area calculation, plan and planting schedule), ingress/egress, loading areas, screening/buffering, lighting, refuse/service areas, grading and utilities.

Building Elevations/Floor Plan including existing and proposed. Provide front, sides and rear elevations with all building dimensions including height, materials and colors that are clearly labeled.

Written Description of how the proposed use conforms to the conditional use standards as set forth in chapter 30-4.

Will not be detrimental to or endanger the public health, safety, comfort, convenience or general welfare of the neighborhood or the city.

Will be harmonious with the general and applicable specific objectives of the city's comprehensive plan and this title.

Will be designed, constructed, operated and maintained so to be comparable in appearance with the existing or intended character of the general vicinity and will not change the essential character of that area.

Will not be hazardous or disturbing to existing or future neighboring uses.

Will be served adequately by essential public facilities and services, including streets, police and fire protection, drainage structures, refuse disposal, water and sewer systems and schools; or will be served adequately by such facilities and services provided by the persons or agencies responsible for the establishment of the proposed use.

Will not create excessive additional requirements at public cost for public facilities and services and will be detrimental to the economic welfare of the community.

Will not involve uses, activities, processes, materials, equipment and conditions of operation that will not be detrimental to any persons, property or the general welfare because of excessive production of traffic, noise, smoke, fumes, glare or odors.

Will have vehicular approaches to the property which do not create traffic congestion or interfere with traffic on surrounding public thoroughfares.

Will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.

Will not depreciate surrounding property values.

Comments
