

**Brief Description of Request:**

A conditional use permit is requested to have the van parking lot east of the building as outdoor storage. The delivery vans will be parked overnight in this lot. Most of the vans will be used during the day for offsite deliveries. Visually this will not have an impact to adjoining properties, as it will be screened from the east, south, and west by a combination of fence, berms, and/or vegetation. The property to the north is Simonson Lumberyard and has existing outdoor storage along the northern property line. The land is designated as General Industrial in the Comprehensive and Land Use Plan, and the proposed use is consistent with this.

Preliminary and final plats are being submitted for the extension of Timberwood Drive and Jordan Road. These improvements will allow further industrial development in this area, consistent with the Baxter Comprehensive and Land Use Plan.