

5. Project Statement

A. Whether the proposed use fully complies with all applicable requirements of the UDO

The proposed multi-tenant development has been designed to comply with all applicable requirements of the Unified Development Ordinance after the oil change use is approved.

B. Whether the proposed use or addition will adequately protect adjacent property, or residential uses located on the same property, from the potential adverse effects of a non-residential use;

The proposed non-residential uses will adequately protect adjacent properties and residential uses near the site through appropriate site design measures, including building placement, buffering, landscaping, lighting controls, and operational standards. These measures minimize potential impacts related to noise, lighting, traffic, and visual character.

C. Whether the proposed use or addition will be detrimental to the use and character of surrounding properties;

The proposed development will not be detrimental to the use or character of surrounding properties. The oil change facility and quick service restaurant are compatible with the area's existing commercial context and are common neighborhood-serving uses. Architectural design, landscaping, and site circulation have been incorporated to ensure the development integrates seamlessly with the surrounding area.

D. Whether the proposed use or addition will provide safe conditions for pedestrians and motorists and prevents the dangerous arrangement of pedestrian and vehicular ways;

The site layout provides safe and efficient circulation for both pedestrians and motorists. Pedestrian walkways are clearly defined and separated from vehicular travel lanes where feasible, and vehicle access points are designed to minimize conflicts. The arrangement of pedestrian and vehicular ways prevents unsafe or dangerous conditions.

E. Whether the proposed use will provide adequate parking and/or loading facilities and lighting systems;

The development provides adequate off-street parking and loading facilities in accordance with UDO requirements. Parking areas are appropriately sized and located to serve each

tenant's use. Lighting systems are designed to provide sufficient illumination for safety and security while minimizing glare and light spillover onto adjacent properties.

F. Whether the proposed use will provide adequate utility, waste disposal, storm water drainage, water and sanitary services;

Adequate utility services, including water, sanitary sewer, stormwater management, waste disposal, and drainage facilities, will be provided to serve the proposed uses. All systems will be designed and constructed in compliance with applicable local, state, and utility provider standards.

G. Whether the proposed use will provide safe ingress and egress for emergency services vehicles; and

The site design provides safe and adequate ingress and egress for emergency service vehicles. Access drives, fire lanes, and building separations comply with applicable fire and life safety requirements to ensure emergency responders can efficiently access all portions of the site.

H. Whether the proposed use will provide required landscaping fencing, or walls.

The proposed development includes all required landscaping, screening, fencing, and/or walls as required by the UDO. These elements enhance site aesthetics, provide buffering where needed, and contribute to the overall compatibility of the development with surrounding properties.