

**CONDITIONAL USE CHECKLIST**

**Checklist Completed by:** Matthew R. Schmitz  
**Conditional Use Case No.** 2022-1  
**Date Filed:** December 21, 2021  
**Date Advertised:** February 22, 2022  
**Date Notices Sent:** February 18, 2022  
**Public Hearing Date:** March 16, 2022

I. **Applicant's Name:** Wendall D. Taylor

**Applicant's Authorized Agent:** Jeremy Stein and Adam Mora

II. **Information in Application Correct?** Yes  No

If no, explain: \_\_\_\_\_

III. **Adjacent Zoning and Land Use:**

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	LV - Single Family Dwelling	R1-25
South	Single Family Dwelling	A-1
East	LV - Single Family Dwelling	R1-25
West	Single Family Dwelling	A-1

IV. **Present Use of Property:** The property is a large lot single family dwelling.

V. **Conditional Use Requested:** Request a conditional use permit for Outdoor Sales - General which would allow a small auto dealership on the property.

**Reference Unified Development Ordinance Section 2.07, B. Review Criteria:**

VI. **The proposed conditional use does or does not meet the standards:**

**A. The proposed conditional use complies with all applicable provisions of these regulations, including intensity of use regulations, yard regulations, and use limitations, unless specifically exempted by the provisions of these regulations. Outdoor Sales - General is allowed in A-1 zoning with a Conditional Use Permit.**

Yes  No

**B. The proposed conditional use at the specified location will contribute to and promote the welfare or convenience of the public. \_\_\_\_\_**

Yes  No

**C. The proposed conditional use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located. This location is a busy intersection and is planned for business development at some point according to the Future Land Use Map. It is staff's opinion that this proposed conditional use meets this requirement.**

Yes  No

**D. The location and size of the conditional use, the nature and intensity of the operation involved in or conducted in connection with it, and the location of the site with respect to streets giving access to it are such that the conditional use will not dominate the immediate neighborhood so as to prevent development and use of neighboring property in accordance with the applicable zoning district regulations. In determining whether the conditional use will so dominate the immediate neighborhood, consideration shall be given to the location, nature, and height of buildings, structures, walls, and fences on the site; and the nature and extent of landscaping and screening on the site. The use of the property as Outdoor Sales - General to allow for a small auto dealership is ancillary to the primary use as a residential home site due to the overall size of the property.**

Yes  No

**E. Off-street parking and loading areas will be provided in accordance with the standards set forth in these regulations, and such areas shall be screened from adjoining residential uses and located so as to protect such residential uses from any injurious effect. \_\_\_\_\_**

Yes  No

**F. Adequate utility, drainage, and other such necessary facilities have been or will be provided. N/A**

Yes  No

**G. Adequate access roads or entrance and exit drives will be provided and shall be so designed to prevent traffic hazards and to minimize traffic congestion in public streets and alleys. The existing driveways and entrance points are sufficient for this type of use. There is expected to be minimal traffic generated by this proposed use.**

Yes  No