

## CONDITIONAL USE CHECKLIST

Checklist Completed by: Joshua Gentzler

Conditional Use Case No. 2025-DEV-013

Date Filed: August 20, 2025

Date Advertised: August 27, 2025

Date Notices Sent: August 25, 2025

Public Hearing Date: September 17, 2025

I. Applicant's Name: AECOM

Applicant's Authorized Agent: \_\_\_\_\_

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	Vacant	A-1
South	Vacant	A-1
East	Agriculture	A-1
West	Residential	RR-2.5

IV. Present Use of Property: Wooded

V. Conditional Use Requested: Public Utility Facility - Minor

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 use complies with all applicable requirements of this code, furthers the intent of the proposed zoning districts, and does not conflict with the intent of any abutting districts. \_\_\_\_\_

Yes ☒ No ☐

B. Whether any additional site-specific conditions are necessary to meet the purposes and intent of this Code and the intent or design objectives of any applicable subsections of this code. Staff worked with the applicant to ensure the site plan meets the regulations added to the UDO for this style of development. The Planning Commission retains the right to add additional conditions for the project.

Yes ☒ No ☐

C. The long-range plans applicable to the site and surrounding area are not negatively impacted considering the permanence of the proposed use, the permanence of existing uses in the area, and any changes in character occurring in the area. A 0.9 acre utility site will be constructed for the long term and will be, in all practicality, permanent.

Yes ☐ No ☒

**D. The impact on the public realm, including the design and functions of streetscapes and relationships of building and site elements to the streetscape.** The streetscape is required to have a higher design of fencing which the applicant amended the plan from chain link to a wrought iron inspired fencing.

Yes ☒ No ☐

**E. Compatibility with the character of the area in terms of building scale, building form, landscape, and site design.** Style of building matches agricultural design.

Yes ☒ No ☐

**F. The adequacy of drainage, utilities, and other public facilities.** \_\_\_\_\_

Yes ☒ No ☐

**G. Compatibility with the area in terms of operating characteristics such as hours of operation, visible and audible impacts, traffic patterns, intensity of use as proposed or foreseeable, and other potential impacts on adjacent property.** Minimal impacts on traffic from this site.

Yes ☒ No ☐

**H. 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.**

\_\_\_\_\_

Yes ☒ No ☐

**I. The recommendations of professional staff.** \_\_\_\_\_

Yes ☒ No ☐