

Standard Worksheet-Special Use for the Disturbance of a Non-Tidal Wetland

1. Will the special use be consistent with the purposes, goals, objectives and standards of the Comprehensive Plan, any adopted overlay plan and these regulations?

Petitioner Response: Yes, the proposed special use is consistent with the purposes, goal, objectives, and standards of the Comprehensive Plan and any adopted overlay plan and these regulations. The property is designated as single family in the comprehensive plan. This particular special use for best practices engineering to be implemented allowing the proposed development to fit naturally into the existing topography of this hilltop site.

2. Will the special use be consistent with the community character of the immediate vicinity of the parcel proposed for development?

Petitioner Response: Yes, Petitioner is requesting a Special Use for the Disturbance of a nontidal wetland. This Special Use is entirely consistent with the character of the existing community and the immediate vicinity. The Property to the west of the subject property is zoned R-3. The property to the south and east is zoned R-2. This specific special use is to allow for the intended development of the site as proposed.

3. Will the design of the proposed use minimize adverse effects, including visual impacts on adjacent properties?

Petitioner Response: Yes. Petitioner is preserving as many trees as possible with the proposed design. The Petitioner also proposed to install dense screening along the south line of the property. The concept of the development is based on significant open space throughout the development, eliminating the fences and other obstructions that often characterize single family developments.

4. Will the proposed use have an adverse effect on the value of adjacent property?

Petitioner Response: No. The proposed development will increase the value of adjacent property. Currently the property is vacant. The addition of twenty quality residences will greatly increase the value of the adjacent surrounding property.

5. Has the applicant demonstrated that public facilities and services, including but not limited to roadways, park facilities, police and fire protection, hospital and medical services, drainage systems, refuse disposal, water and sewers, and schools will be capable of serving the special use at an adequate level of service?

Petitioner Response: Yes, the proposed development will not burden the existing infrastructure and public facilities. In addition, the plan for the proposed development calls for the installation of new public sidewalks and roads. Adequate ability for emergency and service vehicles is provided and detailed in the engineering. The granting of this special use will enable the appropriate engineering to be employed.

6. Has the applicant made adequate legal provision to guarantee the provision and development of any open space and other improvements associated with the proposed development?

Petitioner Response: The proposed project will be covered by covenants, conditions and restrictions of record as well as the formation of a homeowner's association that will control the use of any open space and improvements associated with the development.

7. Will the development adversely affect a known archaeological, historical or cultural resource?

Petitioner Response: There are none.

8. Will the proposed use comply with all additional standards imposed on it by the particular provision of these regulations authorizing such use and by all other applicable requirements of the ordinances of the Village?

Petitioner Response: Yes. Subject to the provisions of any development agreement, and conditions of approval, the project will be in compliance with variance standards.