

SPECIAL USE STANDARDS

When considering an application for a special use permit, the decision making body shall consider the extent to which, as submitted by the petitioner:

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

The proposed restaurant is supported by the Comprehensive Plan and Land Development Code.

2. The special use will be consistent with the community character of the immediate vicinity of the parcel for development;

The strip mall has several established businesses and a restaurant.

3. The design of the proposed use will minimize adverse effects including visual impacts on adjacent properties;

The strip mall is already established.

4. The proposed use will not have an adverse effect on the value of adjacent property;

Filling a tenant space in an established commercial strip center will not have an adverse effect on the value of adjacent properties.

5. The applicant has 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;

Public facilities are available.

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

No comment.

7. The development will not adversely affect a known archaeological, historical or cultural resource; and

No known impacts.

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

The petitioner must meet Village requirements.