

Waterfall Plaza – RPOR Investments, LLC (8750 and 8752 159th Street)

Plan Commission Date: November 13, 2018.

Special Use Standards

- 1) The special use will be consistent with the purposes, goals, and objectives of the 159th & Harlem Planning District. There are no overlay plans and the existing use and lay out will stay intact for all buildings. We are simply subdividing to create a new parcel on the existing property. The buildings are currently being used as community commercial which is consistent with the comprehensive plan.
- 2) The special use will be consistent with the community character. There is no change to the current use or development besides the subdividing of the lot. This area fronting 159th Street is all community commercial development. The existing development is consistent with the surrounding character. Older developments along the 159th Street Corridor have parking and drive aisles between the building and the street. This is an existing development that was approved before the regulation restricting parking and drive aisles between the building and the street was established and there is no redevelopment planned at this time.
- 3) The property is an existing development and is currently one story building. Furthermore, we will be partaking in upgrading the visuals of the development over a length of time. This includes landscaping, parking lot, pylon signs, and other capital improvements.
- 4) There is no change to the property or any use. We are subdividing the property to create a new parcel. There are no redevelopment plans associated with this petition.
- 5) Existing use and the property will be capable of being serviced as it is currently.
- 6) The language contained within the PD ensures that this holds true. The net development area that is being established as a PD meets the guidelines for Open Space that are set forth in the Land Development Code.
- 7) None, to the best of petitioners knowledge.
- 8) Yes, it 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.