

STANDARDS WORKSHEET – SPECIAL USE

For all petitions requesting a Special Use, the petitioner must provide detailed written responses to the standards listed below for each special use requested. When considering an application for a Special Use Permit, the decision making bodies shall consider the responses to these standards.

Special Use:

Zoning District: R3

Incremental
Improvements:

- 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: The highest and best use of the subject property is residential. The Village Comprehensive Plan also considers the subject property to be used for residential purposes.

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

Petitioner Response: The proposed homes to be built on the subject property are of high quality and consistent with the community character in the immediate vicinity of the subject property.

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

Petitioner Response: A buffer as required by the code will be utilized and all landscaping that is proposed for the residences will have such landscaping as required by the code.

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

Petitioner Response: The proposed use will not have an adverse effect on the value of the adjacent property. The proposed use is consistent with the trend of development in the area and the nature of the project will likely have a positive impact on the value of the adjacent properties.

- 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: The applicant has provided facilities, roadways required by the code for fire protection and police, storm sewer and detention for all of the units and all necessary services required for the residences.

- 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 development has planned for significant open space that is in excess of that required.

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

Petitioner Response: No

- 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, the proposed use will comply with all applicable standards imposed upon it.

MODIFICATIONS TO A SPECIAL USE PERMIT WORKSHEET

For any petition requesting Modifications to the Land Development Code with a Special Use Permit, the petitioner is required to submit a separate response for each requested modification, provide justification for the request, and describe any incremental improvements above code requirements proposed to mitigate impacts.

All code requirements shall be met wherever possible. Modifications, a form of variance granted with a special use permit, may be granted where there are unique conditions qualified as practical difficulties or unnecessary hardships and "the variance granted is the minimum adjustment necessary for the reasonable use of the land."

Special Use for _____ with the following modifications:

Code Section: 6-204(D)

Requirement:

Requested Variance/
Modification:

Incremental
Improvements: Applicant is providing +/- 14 acres of park land, which is more than three times what is required by the Land Development Code. Additionally, applicant is installing an approximately mile-long public multi-use path, connecting the ponds, playground, and park land.

Special Use for _____ with the following modifications:

Code Section:

Requirement:

Requested Variance/
Modification:

Incremental
Improvements:

Special Use for _____ with the following modifications:

Code Section:

Requirement:

Requested Variance/
Modification:

Incremental
Improvements:
