

4. *Such conditions are peculiar to the particular piece of property involved.*
Yes, having streets on all four sides of the property and the property line actually being the centerline of the road on the North and East.
5. *A literal interpretation of this ordinance would deprive the applicants of any rights that others in the same district are allowed.*
Yes, it would negatively impact the usability of the property which has roadways bordering all four sides.
6. *Relief, if granted, would not cause substantial detriment to the public good, or impair the purposes and intent of this ordinance.*
No, we are proposing to improve the Landscaping at all four street frontages.
7. *Special circumstances or conditions applying to the building or land or building and land in question are peculiar to such premises and do not apply generally to other land or buildings in the vicinity.*
Yes, having streets on all four sides of the property and the property line actually being the centerline of the road on the North and East.
8. *Granting of the application is necessary for the preservation and enjoyment of a property right and not merely to serve as a convenience to the applicant.*
No, we are storing new vehicle inventory on the property that needs to be protected from potential damage.
9. *The condition from which relief or a variance is sought did not result from willful action by the applicant.*
No
10. *Authorizing the variance will not impair adequate supply of light and air to adjacent property or unreasonably increase the congestion of public streets, increase the danger of fire, imperil the public safety, unreasonably diminish or impair established property values within the surrounding areas or in any other respect impair the health, safety, comfort, morals or general welfare of the inhabitants of the City.*
No, we believe this is a very low impact use with little to no increase in traffic or density. We are proposing to Enhance the Streetscape on all four sides of the property and will be using the property for the storage of new vehicle inventory.

WRITTEN ANALYSIS FOR CONDITIONAL USE PERMIT

The applicant finds that the following standards are relevant in balancing the interest in promoting the public health, safety, morality, or general welfare against the right to unrestricted use of property and shall govern the exercise of the zoning power.

1. *Explain requested conditional use permit.*
The applicant is requesting a Conditional Use permit for a Storage Yard in the GC Zoning District. The Proposed Storage Yard will contain 263 spaces that will be used solely for New Vehicle Inventory for Hennessy Honda.
2. *Whether or not there will be significant adverse effect on the surrounding area in which the proposed use will be located.*
No, this will be a low impact use with little to no increase in traffic or density. We are also proposing to Enhance the Landscape Along the Property Boundaries.

3. *Whether or not the use is otherwise compatible with the surrounding area.*
Yes, large scale parking areas are common along the Hwy 92 corridor, many retail establishments have parking areas significantly larger than our proposal.
4. *Whether or not the use proposed will result in a nuisance as defined under state law.*
No, this will be a low impact use that will cause little to no increase in traffic or density.
5. *Whether or not quiet enjoyment of surrounding property will be adversely effected.*
No, this will be a low impact use that will not produce noise.
6. *Whether or not property values of surrounding property will be adversely effected.*
No, the use is compatible with other in the surrounding area.
7. *Whether or not adequate provisions are made for parking and traffic considerations.*
Yes, this is a storage parking area for new vehicle inventory only and it will not have any significant increase to traffic with anticipated Daily trips between 10 and 15.
8. *Whether or not the site or intensity of the use is appropriate.*
Yes, the use is compatible with the surrounding area.
9. *Whether or not special or unique conditions created by the use are consistent with the purpose, intent and goals of the Comprehensive Town Plan.*
N/A
10. *Whether or not adequate provisions are made regarding hours of operation.*
Yes, the hours of operation will remain the same which are 8am – 8pm Monday through Saturday and 12pm – 6pm two Sunday's per month.
11. *Whether or not adequate controls and limits are placed on commercial and business deliveries.*
Yes, the vehicles will be delivered or removed from the property on an as needed basis during normal business hours. There will be no late night or early morning deliveries.
12. *Whether or not adequate landscape plans are incorporated to ensure appropriate transition between adjacent or nearby properties.*
Yes, we will be proposing a Landscape plan that will enhance the roadways and the transitions between properties.
13. *Whether or not the public health, safety, welfare or moral concerns of the surrounding neighborhood will be adversely affected.*
No.
14. *Whether the application complies with any applicable specific requirements set forth in this chapter for conditional use permits for particular types of uses.*
Yes
15. *Whether the applicant has provided sufficient information to allow full consideration of all relevant factors.*
Yes
16. *Whether the conditional use requested emits or creates unusual odors which would warrant use of an odor elimination/attenuation system as recommended by industry standards.*
No