

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.

If this application is in response to a conditional use permit, please respond to the following standards in the form of a written narrative:

1. Explain requested conditional use permit.  
To develop a half acre parcel at corner of Dupree and Market Street into 6 townhouses that does not currently meet the minimum lot size for development.
2. Whether or not there will be significant adverse effect on the surrounding area in which the proposed use will be located.  
There will not be an adverse effect on the surrounding area.
3. Whether or not the use is otherwise compatible with the surrounding area.  
Townhouses on this parcel are perfectly compatible with the surrounding area as there are townhouses across Dupree, and high density residential directly adjacent to the North and West of this parcel.
4. Whether or not the use proposed will result in a nuisance as defined under state law.  
this proposal to does create a nuisance
5. Whether or not quiet enjoyment of surrounding property will be adversely effected.  
This proposal would not effect the quiet enjoyment of the surrounding property
6. Whether or not property values of surrounding property will be adversely effected.  
The property values surrounding this property will actually be Positively affected.
7. Whether or not adequate provisions are made for parking and traffic considerations.  
Yes, the site plan more than adequately provides for parking and traffic by including more than enough parking spaces per code and driveway would be installed on Dupree (behind buildings) rather than on Market Street.
8. Whether or not the site or intensity of the use is appropriate.  
Yes, it is appropriate for this location
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.  
Yes, we believe the use is consistent with the intent of the Comprehensive Town Plan
10. Whether or not adequate provisions are made regarding hours of operation.  
N/A
11. Whether or not adequate controls and limits are placed on commercial and business deliveries.  
N/A
12. Whether or not adequate landscape plans are incorporated to ensure appropriate transition between adjacent or nearby properties.  
Yes, will have professional landscaping installed around entire property.
13. Whether or not the public health, safety, welfare or moral concerns of the surrounding neighborhood will be adversely affected.  
Public health, safety and welfare will not be adversely affected. Our plan improves a property that is currently in disrepair.
14. Whether the application complies with any applicable specific requirements set forth in this chapter for conditional use permits for particular types of uses.  
The 5 acre minimum requirement does not specify uses. A single family attached project would however, comply with current and proposed zoning.
15. Whether the applicant has provided sufficient information to allow full consideration of all relevant factors.  
This application should include sufficient information for consideration
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.  
There would be no activity on this property that would create unusual odors.