



Special Land Use Application

1. Identification

Applicant Name

Address

City/State/Zip Code

Phone () Fax ()

Interest in the Property (e.g. fee simple, land option, etc.)

Property Owner (if other than applicant)

Address

City/State/Zip Code

Phone () Fax ()

2. Property Information

Street Address

Sidwell Number

Legal Description

Zoning District

Area Width Depth

Current Use(s)

Zoning District of Adjacent Properties to the:

North South East West

3. Proposed Use (check one and complete any additional requested information)

- Residential Number of Units _____
- Office
- Commercial
- Industrial Products to be Produced: _____
- Institutional
- Other (Describe) _____

Briefly Describe the Nature of the Proposed Special Land Use

4. Special Land Use General Criteria. The applicant must provide written responses to demonstrate how the Special Land Use Standards (*Section 12.03 Review Standards*) will be satisfied by the proposed Special Land Use. Describe how the proposed special land use will:

- a. Not unreasonably detract from, erode or reduce the desirability or economic viability of any residential or business uses within twenty-five hundred (2,500) feet of the proposed use.

- b. Be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will not change the essential character of the area. Consideration shall be given to the compatibility of the proposed use with the existing uses and the natural environment.

- c. Be served adequately by existing public services and facilities and not impose additional service demands upon the City or its anticipated future resources and; if it does, whether the developer adequately addresses any such service or facility.

- d. Further enhance the public health, safety, welfare and economic benefit, and the municipal purposes and policies of the City, and not have any unreasonable parking or traffic impact on the surrounding area.

- e. Be consistent with the intent and purposes of this Ordinance and the objectives of the Land Use Plan, and comply with all applicable State and Federal laws.

5. Special Land Use Specific Requirements. The general standards and requirements listed above are basic to all uses authorized by a special land use approval. However, certain special land uses, because of their unique character and potential impacts on the welfare of adjacent properties and the City; require that additional specific requirements be met. Refer to the applicable district for these special standards. If specific requirements are applicable to the proposed use, a description of how each requirement has been met must be included.

6. Site Plan Review. In addition to the preceding questions and information, properties for which application for special land use approval is made shall also be subject to site plan review in accordance with the requirements of Article 11. Failure to obtain plan approval will constitute denial of the approved special land use.

7. Completing the SLU Application. The following checklist includes all documents required for the Community Development Services Director to declare the application complete and begin the SLU process. All items are due three (3) weeks prior to the Plan Commission meeting:

