

RESPONSE TO FINDINGS PER SECTION 10-20-40.050 - **Responses in bold type.**

1. That the conditional use is consistent with the objectives of this Zoning Code and the purpose of the zone in which the site is located. **The proposed office use is well within the typical usage found in Li zoning and is similar to other businesses in the area.**

2. That granting the conditional use will not be detrimental to the public health, safety or welfare. The factors to be considered in making this finding shall include, but not be limited to: **The proposed office use will not create nuisance arising from noise, smoke, odor, dust, vibration or illumination. There is no risk of hazardous materials or impact from excessive traffic.**

- a. Property damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination;
- b. Hazard to persons or property from possible explosion, contamination, fire or flood; and
- c. Impact on surrounding areas arising from unusual volume or character of traffic.

3. That the characteristics of the conditional use as proposed and as it may be conditioned are reasonably compatible with the types of uses permitted in the surrounding area. The conditional use permit shall be issued only when the Planning Commission finds that the applicant has considered and adequately addressed the following to ensure that the proposed use will be compatible with the surrounding area:

- a. Access, traffic, and pedestrian, bicycle and vehicular circulation; **The proposed office use will not create excessive traffic. The tenant DCS historically generates very light traffic.**
- b. Adequacy of site and open space provisions, including resource protection standards, where applicable; **Open space and resource protection standards have been addressed and are included in the proposed plan. The site has Site Plan Review approval and meets or exceeds all requirements.**
- c. Noise, light, visual and other pollutants; **All office activities on the site will be within the building. A dining/break area at the rear of the site is the only outdoor activity anticipated.**
- d. Proposed style and siting of structure(s), and relationship to the surrounding neighborhood; **The building has received site plan approval and meets all requirements for style, siting, and relationship to the surrounding neighborhood.**

RESPONSE TO FINDINGS cont.

- e. Landscaping and screening provisions, including additional landscaping in excess of otherwise applicable minimum requirements; **Existing mature landscape materials have been retained where possible. New landscaping exceeds the minimum code requirements. Sidewalks have been designed specifically to preserve existing trees.**
- f. Impact on public utilities; **Office usage will be substantially less than typical LI usage.**
- g. Signage and outdoor lighting; **Signage will be limited to wall signs as shown on the building elevations and will fall within code standards. Site lighting for security purposes will conform to the dark sky requirements.**
- h. Dedication and development of streets adjoining the property; and **All required dedications for sidewalks and site drainage have been made.**
- i. Impacts on historical, prehistoric or natural resources. **Not applicable on this site.**