



# PLANNING COMMISSION REVIEW STANDARDS

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## SPECIAL LAND USE Review Standards

*The Planning Commission shall consider whether the proposed Special Land Use meets the following standards:*

**1. Master Plan/Zoning Ordinance**

The proposed use will be consistent with the purpose and intent of the *Master Plan* and Zoning Ordinance, including the Zone District.

**2. Neighborhood**

- a. The proposed use will be compatible, harmonious and appropriate with the existing or planned character and uses of the neighborhood, adjacent properties, and the natural environment.
- b. Potentially adverse effects arising from the proposed use on the neighborhood and adjacent properties will be minimized through the provision of adequate parking, the placement of buildings, structures and entrances, as well as the location of screening, fencing, landscaping, buffers or setbacks.
- c. The proposed use will not be detrimental, hazardous, or disturbing to existing or future adjacent uses or to the public welfare by reason of excessive traffic, noise, smoke, odors, glare, visual clutter, and electrical or electromagnetic interference.
- d. The proposed use will not adversely affect the walkability of the neighborhood, impair pedestrian circulation patterns, disrupt the continuity of the urban street wall or otherwise hinder the creation of a pedestrian-oriented environment.

**3. Environment**

The proposed use will retain as many natural features of the landscape as practicable, particularly where the natural features assist in preserving the general character of the neighborhood.

**4. Public Facilities**

- a. Adequate public or private infrastructure and services already exist or will be provided at no additional cost, and will safeguard the health, safety, morals, and general welfare of the public.
- b. The proposed use will not be detrimental to the financial stability and economic welfare of the City.
- c. The proposed use will comply with all other applicable City ordinances and policies and all applicable State laws.

**5. Sale and/or Consumption of Alcohol**

Alcohol-related uses tend to have a particularly detrimental effect on a neighborhood where there is a concentration of such uses in proximity to each other. The standards of review for alcohol sales in Section 5.9.05.E. of the Zoning Ordinance shall be used in conjunction with the Special Land Use Review Standards.

*Note: Applicable Site Plan Review Standards of Section 5.12.08.D. also apply to Special Land Uses.*