



SPECIAL USE PERMIT APPLICATION – FORM B

Water Tower - Thorntons Site

Name of Development/Project

Project Number (*for office use only*)

Certain uses cannot be allowed generally in a particular zoning district, or in any zoning district, because of the impact their special character creates on surrounding areas. However, some special uses may be allowed under special conditions. These uses are listed in the Zoning Ordinance as Special Uses. Because a Special Use is compatible with the applicable zoning district only under special conditions, a Special Use Permit is required before any use listed in the Zoning Ordinance as a Special Use may be established.

- A. List specific Special Use approval that is being sought (*refer to Zoning Ordinance Table 3A for a list of Special Uses possible in each zoning district*).
- Special Use for special public use to allow the construction of a 157-foot tall, 500,000 gallon water tower in the B-4 Zoning District.
- B. In evaluating the suitability of a proposed Special Use, the Plan Commission and City Council shall examine the following characteristics of the proposed use and its individual structures or components:
1. Location and orientation
 2. Lot Size
 3. Size of facility, including floor area, structure height, design capacity, and anticipated employment
 4. Site design and arrangement
 5. Provisions affecting on and off-site pedestrian and traffic movement, vehicle storage, and the passage of emergency vehicles
 6. Appearance
 7. Screening or landscaping
 8. On or off-site buffering from incompatible uses with open spaces or transitional uses
 9. Operations factors, such as hours of use or environmental controls
 10. Other characteristics of the proposed use pertinent in the judgment of the Commission or Council to an assessment of the impact of the use on the area.

In recommending or granting approval or conditional approval of a Special use, the City Council and Plan Commission shall prepare written findings of fact that on the basis of the ten characteristics cited above, or changes to such characteristics that conditions to which the approval is made subject require, the proposes use will be compatible with existing uses in the area, and with the Permitted Uses in the zoning district, in the following ways. Please review and provide a written response indicating how these six characteristics/criteria will be impacted by the proposed Special Use:

1. Traffic

And adverse impact of types or volumes of traffic flow not otherwise typical in the zoning district has been minimized.

The volume of traffic will be very low on this nonresidential site contained within a gas station site. Public Works staff will visit the site occasionally. There will be infrequent maintenance performed on the water tower by contractors. The traffic impact will be less than the traffic impact caused by other permitted uses that could be developed on the property.

2. Environmental Nuisance

Any adverse effects of noise, glare, odor, dust, waste disposal, blockage or light or air, or other adverse environmental effects of a type or degree not characteristic of Permitted Uses in the zoning district, have been appropriately controls.

There will not be any adverse environmental impacts or nuisances of a type or degree not characteristic of Permitted Uses in the zoning district.

3. Neighborhood Character

The proposed use will fit harmoniously with the existing natural or man-made character of its surroundings and with Permitted Uses in the zoning district. The use will not have undue deleterious effect on the environmental quality, property values, or neighborhood character already existing in the area or normally associated with Permitted Uses in the district.

Applicant Response:

The proposed water tower and site landscaping materials are consistent with the
man-made character of the gas station site and the B-4 zoning district, and therefore will not have undue deleterious effect on the environmental quality, property values, or neighborhood character already existing in the area or normally associated with Permitted Uses in the district.

4. Public Services and Facilities

The proposed use will not require existing community facilities or services to a degree disproportionate to that normally expected of Permitted Uses in the district, nor generate disproportionate demand for new services or facilities as compared with the Permitted Uses, in such a way as to place undue burdens upon existing development in the area.

The proposed water tower will not create any undue burden on the existing neighborhood for public services and facilities. In fact, the site will enhance the City's water supply and ability to fight fires in the neighborhood and this area of the City, while providing redundancy to the water supply, and to the City's water system as a whole.

5. Public Safety and Health

The proposed use will not be detrimental to the safety or health of the employees, patrons, or visitors associated with the use nor of the general public in the vicinity.

The proposed water tower will not be detrimental to public safety and health. In fact, the site will enhance the City's water supply and ability to fight fires in the neighborhood and this area of the City, while providing redundancy to the water supply, and to the City's water system as a whole.

6. Other Factors

The proposed use is in harmony with any other elements of compatibility pertinent in the judgment of the Commission or Council to the particular Special use or its particular location.

The proposed water tower supports the neighborhood and this area of the City by enhancing and reinforcing the City's water system.

I HEREBY CERTIFY THAT THE ABOVE STATEMENTS AND ALL ACCOMPANYING STATEMENTS AND APPLICATION INFORMATION ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



Signature of Applicant/Agent

Philip M. Kuchler

(Print Name)

10/19/2022

Date