



**APPLICATION FOR USES PERMITTED WITH SPECIAL USE APPROVAL IN
SPECIAL DEVELOPMENT DISTRICT - CANTERA**

<i>(For office use only)</i>	
Name of Development/Project	Project Number

Certain uses cannot be allowed generally in a particular zoning district, or in any use area, 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 Cantera Development Control Regulations as Uses Permitted with Special Approval. The purpose of this category of uses is to allow more flexibility in the mix of uses allowed within the Use Areas while at the same time safeguarding land use compatibility.

The evaluation of requests for Uses Permitted with Special Approval shall consider the following criteria.

- A. List specific Uses Permitted with Special Approval that is being sought (*refer to Section IV. Use Area Regulations of Cantera Development Control Regulations a list of Special Uses possible in use area*).

- B. In evaluating the suitability of a proposed Uses Permitted With Special Approval, the Plan Commission and City Council 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 Uses Permitted With Special Approval, 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 proposed use will be compatible with existing uses in the area, and with the Permitted Uses in the use area, in the following ways. Please review and provide a written response indicating how these five criteria will be impacted by the proposed Use Permitted with Special Approval:

1. The establishment, maintenance or operation of the use shall not significantly diminish the general compatibility of other uses within the area.

Applicant Response:

2. The use shall not be injurious to the use and enjoyment of other property in the area.

Applicant Response:

3. The establishment of the use will not impair the normal and orderly development of property within the general area.

Applicant Response:

4. The use will not create levels of noise or traffic that are significantly higher than those of other uses in the area.

Applicant Response:

5. The use is situated such that any impacts created by the use are effectively mitigated by good site planning techniques.

Applicant Response:

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

Print Name

Date