

06-CU: Design and Operation

Address the design and operation of the proposed use, including but not limited to landscaping, screening, signs, loading, deliveries, trash or waste generations, arrangement of structures, and materials storage will not have a substantially greater effect; impact on surrounding properties than those associated with surrounding uses or other allowable uses in the zone.

The design of the site is consistent with City standards. The proposed use on the site will include a mixed-use retail building offering up to five different businesses frontage on Forest Avenue in a location that has ample off-street parking. The on-site circulation provides easy access to and from the site and the arrangement of the structures provides a clear views to and from the uses from within the property.

Landscaping provides screening and buffering at adjacent residential uses and has been designed to avoid conflict with overhead utilities. Wayfinding signage will be installed per the schedule provided on the Site Plan. Business signage will be associated with the future tenants and has not been determined to date. Loading and deliveries will be limited to standard operational hours and will not significantly affect access or use of the site. Trash and waste by visitors will be emptied into the site dumpster that will be emptied on a regular basis by the owner by private contract. No materials storage is proposed and the development will not have a substantially greater effect; impact on surrounding properties than those associated with surrounding uses or other allowable uses in the zone.