

§153.236 CONDITIONAL USE REVIEW CRITERIA

(C) Action by the Planning Commission. The Planning and Zoning Commission shall hold a public hearing and shall not approve a conditional use unless it finds that such use at the proposed location meets all of the following requirements:

1. The proposed use will be harmonious with and in accordance with the general objectives, or with any specific objective or purpose of the Zoning Code and/or Community Plan.
2. The proposed use will comply with all applicable development standards, except as specifically altered in the approved conditional use.
3. The proposed use will be harmonious with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.
4. The use will not be hazardous to or have a negative impact on existing or future surrounding uses.
5. The area and proposed use(s) will be adequately served by essential public facilities and services such as highways, streets, police, and fire protection, drainage structures, refuse disposal, water and sewers, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.
6. The proposed use will not be detrimental to the economic welfare of the community.
7. The proposed use will not involve uses, activities, processes, materials, equipment and conditions of operations, including, but not limited to, hours of operation, that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, odor or other characteristic not comparable to the uses permitted in the base zoning district.
8. Vehicular approaches to the property shall be so designed as not to create interference with traffic on surrounding public and/or private streets or roads.
9. The proposed use will not be detrimental to property values in the immediate vicinity.
10. The proposed use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

