



A CIVIL GROUP

CIVIL ENGINEERING - PLANNING - SURVEYING

CONDITIONAL USE CRITERIA RESPONSE – 1607 WESTWINDS / HIDDEN HAVEN PLAT 1

3/27/23

(i) *General criteria.*

(A) The proposed conditional use complies with all standards and provisions in this chapter applicable to the base and overlay zone district where the property is located;

Yes, the proposed conditional use will continue to be residential which is applicable to the base “A” zoning district (a second primary dwelling unit is allowed with a conditional use permit). The only overlay zone district affecting this lot is the floodplain overly district which the property is currently in conformance with and will continue to be with this conditional use.

(B) The proposed conditional use is consistent with the city's adopted comprehensive plan;

Yes, the proposed conditional use is consistent with the City’s Comprehensive Plan in that it promotes a unique and affordable housing option while preserving a historic neighborhood home. The conditional use would allow the property owners to preserve their family homestead while also allowing them to construct a new home. Meets majority of goals and objectives of Land Use and Growth Management, Environmental Management, Infrastructure, and Livable and Sustainable Communities.

(C) The proposed conditional use will be in conformance with the character of the adjacent area, within the same zoning district, in which it is located. In making such a determination, consideration may be given to the location, type and height of buildings or structures and the type and extent of landscaping and screening on the site;

This property is unique in that it is a 10+ acre parcel of land in the middle of the City which is primarily surrounded by single-family and two-family subdivisions. The conditional use will assure that the property is developed in a compatible manner with similar type and size of buildings with an abundance of preserved native vegetation and landscape.

(D) Adequate access is provided and is designed to prevent traffic hazards and minimize traffic congestion;

There is adequate access for this property at the terminus of Westwinds Drive and the proposed use will not create traffic hazards or congestion.

(E) Sufficient infrastructure and services exist to support the proposed use, including, but not limited to, adequate utilities, storm drainage, water, sanitary sewer, electricity, and other infrastructure facilities are provided;

There is sufficient infrastructure and services on or adjacent to the existing site that will be extended to support the additional residential use.

(F) The proposed conditional use will not cause significant adverse impacts to surrounding properties.

The proposed conditional use is on a heavily wooded 10.53-acre parcel. The surrounding properties are smaller residential lots zoned R-1. The request for the conditional use to allow the owners to build an additional home will have very minimal impact on the surrounding properties and will not cause any significant adverse impacts.