

**STAFF RECOMMENDATION
SPECIAL USE PERMIT
CASE NUMBER SUP-2016-09-2518
930 South Milledge Avenue
April 6, 2017**

GENERAL INFORMATION AND PROPOSED DEVELOPMENT

I. THE REQUEST

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|------------------------------------|--|
| APPLICANT..... | Michael B. Thurmond |
| OWNER..... | Lambda Housing Association |
| REQUEST..... | Special Use in C-O (MAC) (Commercial-Office, Milledge Avenue Corridor) |
| TYPE OF REQUEST..... | Type II |
| LOCATION | 930 South Milledge Avenue |
| COUNTY COMMISSION DISTRICT | 10 |
| SUBJECT PROPERTY SIZE..... | 0.97 acre |
| PRESENT USE..... | Fraternity |
| PROPOSED USE..... | Fraternity |
| TAX MAP NUMBER..... | 124B2 G022 |
| ADJACENT USES AND ZONING | (N) Office / C-O (MAC); single-family dwellings / RS-15 |
| | (W) Alley; single-family dwelling / RS-15 |
| | (S) Fraternity / C-O (MAC); single-family dwellings / RS-15 |
| | (E) S. Milledge Ave.; fraternity / Special Use in C-O (MAC); single-family dwelling / C-O (MAC) |
| STAFF RECOMMENDATION | Denial |
| PLANNING COMM. RECOMMENDATION..... | Pending |

II. PURPOSE

The purpose of this request is to seek approval of a Special Use Permit for a fraternity addition within the C-O (MAC) (Commercial-Office, Milledge Avenue Corridor) zoning district. According to Section 9-10-2 of the Athens-Clarke County Zoning and Development Standards, an addition to a fraternity or sorority of 40% or more of the existing heated floor space is allowed only with approval of a Special Use Permit. The request is for a 10,480-square-foot addition onto the existing 6,000 sf structure to accommodate a growth in on-site resident members from 16 to 36. This is an addition of 175%.

The application report, site plan, and architectural elevations submitted with this request will become binding for the project upon approval of the Special Use Permit.

III. EXISTING CONDITIONS OF SUBJECT PROPERTY AND VICINITY

The 0.97-acre subject parcel at 930 South Milledge Avenue is located on the western side of South Milledge Avenue between West Rutherford Street and Woodlawn Avenue. The subject parcel and adjoining properties to the north, south and across Milledge Avenue to the east are zoned C-O (MAC) (Commercial-Office, Milledge Avenue Corridor), while other abutting properties to the north, south and west are zoned RS-15 (Single-Family Residential).

To the north are a chiropractic office and two single-family dwellings. To the south are a fraternity and three single-family dwellings. To the west is an alley and a single-family dwelling. Across Milledge Avenue to the east are a fraternity and a single-family dwelling. The subject parcel and all surrounding properties are in local historic districts and/or in a National Register district.

The subject property consists of a two-story brick building with a full-width, two-story portico and basement. It was constructed in 1988 for the same fraternity and is considered a non-contributing building to the Milledge Avenue Historic District. Behind the building is a rear parking area with one-way access from Milledge Avenue and egress through a public alley to West Rutherford Street.

IV. PROPOSED DEVELOPMENT

The purpose of the Special Use request is construct a 10,480 sf addition with a footprint of 3,600 sf onto the existing 6,000 sf structure to accommodate a growth in on-site resident members from 16 to 36. The proposed floor plans indicate 18 double-occupancy rooms on two levels. Recreation would be the sole use of the basement level. In addition to bedrooms, the main level would have a chapter room/dining room, library/study, a second study room, kitchen/service area, entry foyer, and office, while the second story would also have a study/computer room.

Vehicular ingress and egress would be limited to a widened driveway at Milledge Avenue, while the rear parking area would be curbed to restrict fraternity-related use of the rear alley. The 36 proposed parking spaces equal the proposed number of residents, although the site plan denotes that only 28 spaces will be available to the residents. This is an effort to comply with the zoning standard that the number of residents permitted to park on-site cannot exceed 80% of the provided onsite spaces. However, it is the opinion of Staff that the purpose of this standard is to require at least 20% more spaces than the number of residents (beds).

COMPATIBILITY WITH COMPREHENSIVE PLAN

I. COMPATIBILITY WITH FUTURE DEVELOPMENT MAP

The Future Development Map indicates that the subject property is designated as *Neighborhood Mixed Use*, which is defined as follows:

This is the designation for lands within the Neighborhood and Community Centers designated on the Growth Concept Map. It anticipates a broad variety of uses, including retail, services, and housing. These areas will serve a variety of needs for the residents of an area up to a one-mile radius. The uses will

typically be neighborhood-scale retail, along with small businesses and offices. The uses are intended to be the focus of their respective neighborhoods, and their design should include connections between uses, good pedestrian connections, and compatibility with public transit. Auto-oriented uses are not included in this designation. A density of up to .5 FAR for commercial uses and 15 dwelling units per acre is appropriate. Design standards are encouraged.

The Special Use Permit application does not include a request to change the existing C-O (MAC) (Commercial-Office, Milledge Avenue Corridor) zoning designation. Since the zoning and the proposed use are compatible with the *Neighborhood Mixed Use* Future Development Map designation, an amendment to the Future Development Map is not required and the application is being processed as a Type II request.

II. COMPATIBILITY WITH VISION STATEMENTS, ISSUES AND OPPORTUNITIES & POLICIES

One of the relevant 2008 Comprehensive Plan vision statements, issues, opportunities, and policies include:

- Athens-Clarke County will support residential and non-residential in-fill development that positively contributes to the character of existing neighborhoods and meets the goal of providing housing and services close to existing infrastructure.

COMPATIBILITY WITH ZONING MAP AND ORDINANCE STANDARDS

I. COMPATIBILITY WITH ZONING MAP

The purpose of this request is to obtain a Special Use Permit, pursuant to Section 9-10-2, for the expansion of an existing fraternity use. This application does not propose an amendment to the current C-O (MAC) (Commercial-Office, Milledge Avenue Corridor) zoning designation.

II. COMPATIBILITY WITH ORDINANCE STANDARDS

As defined in Athens-Clarke County Code Section 9-2-1, a Special Use is a use which is not automatically permitted by right, but which may be permitted within a zoning district subject to meeting specific conditions. As found in Section 9-20-5, the Athens-Clarke County Mayor and Commission shall consider the following:

- A. Is the proposed use in conformance with all standards within the zoning district in which the use is proposed to be located, and in conformance with relevant comprehensive plan policies implemented by Athens-Clarke County and with all state or federal laws?***

Fraternities within the C-O (MAC) (Commercial-Office, Milledge Avenue Corridor) zoning district may be allowed by or significantly expanded through Special Use Permit approval. The proposed development as a continued fraternity use within renovated and expanded structures is compatible with the Comprehensive Plan and with the *Neighborhood Mixed Use* Future Development Map designation. However, two variances have been sought as part of the application, which must be approved in order for the request to meet this Special Use review criterion:

- A. From Sec. 9-10-3 to allow an increase in maximum lot coverage from 65% to 69.4 %.
- B. From Sec. 9-30-2(A)3 to reduce the required number of parking spaces from 138 to 46. (36 on-site and 10 part-time spaces off-site)

B. Is there adequate capacity of Athens-Clarke County facilities for water, sewer, paved access to and through the development, electricity, urban storm drainage, and adequate transportation that can and will be provided to and through the subject property?

The Public Utilities Department has indicated that Athens-Clarke County water and sanitary sewer will be available to serve the project. Vehicular access to the site is to be via a widened driveway to accommodate two-way traffic. Access to the rear alley (an unopened public right-of-way) and the existing dumpster would be eliminated with the introduction of a trash cart enclosure at the southern side of the property.

Since there will not be any modification to the impervious surface on the site in excess of 5,000 square feet, stormwater facilities would not normally be required. However, the Transportation and Public Works Department has noted the need for stormwater management due to the presence of a known flooding problem downstream. Therefore, the applicant has noted that the parking area will be converted to a pervious paving system with underground detention. Athens-Clarke County Transit serves the area through existing routes along Milledge Avenue. Public sidewalk currently exists along Milledge Avenue.

- C. Will the zoning proposal have an adverse impact on the surrounding area? When evaluating the effect of the proposed use on the surrounding area, the following factors shall be considered:***
- 1. Similarity in scale, bulk and coverage***
 - 2. Character and volume of traffic and vehicular parking generated by the proposed use and the effects on surrounding streets. Increases in pedestrian, bicycle and mass transit use are considered beneficial regardless of capacity of facilities.***
 - 3. Architectural compatibility with the surrounding area.***
 - 4. The possible impact on the environment, including, but not limited to, drainage, soil erosion and sedimentation, flooding, air quality and water quality, including the generation of smoke, dust, odors or other environmental pollutants.***
 - 5. Generation of noise, light and glare.***
 - 6. The development of adjacent properties compatible with the future development map and the zoning district.***
 - 7. Other factors found to be relevant by the hearing authority for review of the proposed use.***

The Milledge Avenue Corridor Special District Overlay recognizes that this portion of Milledge Avenue has unique architectural character and institutional residential uses, such as fraternities, that differentiate it from other Commercial-Office zoned areas. The Overlay states, “Special use requirements will help provide a balanced mix of uses within the Milledge Avenue Corridor and help ensure that the future establishment of or expansion of institutional residential uses or boarding house or dormitory uses will not overly dominate the character of the Milledge Avenue Corridor and will help ensure future compatibility of these uses with adjacent residential neighborhoods.” Five other Greek Houses are within 500 feet of the subject property. The existing structure has slightly less square footage of both footprint and overall heated space than the smallest of the nearby Greek houses in its current condition; however, as proposed, the subject property would be 2nd in footprint size and 3rd in overall heated square footage. All of the immediate area Greek Houses are two-story structures, some with basements, which is also true

of the nearby properties having other uses. The proposed lot coverage would be 69.4%, which is above the 65% maximum set by the zoning designation, so a variance has been requested. Of the six Greek Houses within 500 feet, including the subject property, only one other property appears to exceed the maximum permitted with approximately 70% lot coverage. Architectural compatibility with the impact area was reviewed by the Historic Preservation Commission (HPC) for a Certificate of Appropriateness (COA) on December 21, 2016. The HPC approved the proposal with a condition that the north elevation recessed area be complimented with a pergola comparable in architectural detail to the south elevation.

Traffic generation is expected to increase with the proposed expanded use, but it is not anticipated to reach the threshold for needing a full traffic analysis. Up to 36 residents are to live on the premises and 80%, or 28 residents, will be provided with on-site parking. Eight spaces are to be reserved for non-residents or visitors. Ten off-site parking spaces are planned through a parking agreement with the adjacent property at 920 S. Milledge Avenue. These off-site spaces would be available overnight from 7 or 9 p.m. until 8 a.m. the following morning, except for UGA football home games dates. No further full-time or part-time parking accommodations for the remainder of the resident and non-resident members have been secured. Alternative transportation, such as walking, bicycling, or transit are necessary to offset the anticipated vehicular traffic counts. A Transportation Policy Statement has been provided, which details that motorcycles and scooters would be accommodated with a 24-space bicycle parking area (not shown) and freshmen would not be permitted to drive to the site. Support of alternative transportation and carpooling is noted, but not mandated by the policy statement.

The proposed fraternity use should not have an appreciable effect on air quality or water quality nor generate dust, odors, or other environmental pollutants beyond that of similar Greek Housing developments nearby. All exterior lighting would be required to meet current ordinance restrictions, which also protect against glare. Aside from the potential traffic increase, an increase in noise is possible, although it would likely remain at a similar level given that fraternity events already occur on the site. Compliance with Athens-Clarke County Noise Control regulations set forth in Section 3-5-24 would be required.

All properties within the immediate area are similarly zoned with many of them being Greek Houses, so an expansion of the subject fraternity would not in and of itself create a negative impact on the future development of surrounding parcels; however, resulting consequences, such as a lack of parking, could have a negative impact on the nearby residential streets.

III. REQUESTED VARIANCES

It is the responsibility of the applicant for a Special Use to request variances for any and all deviations from applicable zoning and development standards. The binding plan and report do not release the developer from the responsibility to fully comply with all Athens-Clarke County codes not specifically waived by the terms of the Special Use.

The application includes two variance requests from Athens-Clarke County Ordinances:

- A. From Sec. 9-10-3 to allow an increase in maximum lot coverage from 65% to 69.4 %.
- B. From Sec. 9-30-2(A)3 to reduce the required number of parking spaces from 138 to 46. (36 on-site and 10 off-site)

Section 9-21-3 states that a variance may be authorized where owing to special conditions, a literal enforcement of the zoning and development standards will result in unnecessary hardship. Such variances may be granted in such cases of unnecessary hardship upon deliberation of evidence and the following five findings by the authorizing authority:

1. There are extraordinary and exceptional conditions pertaining to this particular piece of property in question because of its size, shape, character, or topography that do not apply generally to other land in the vicinity.

- A. Lot coverage - The subject property is within the range of lot sizes found nearby and of a shape and topography consistent with the area. The proximity of a rear alley providing additional access to the Milledge Avenue frontage is not typical for the area. The request notes the planned removal of access to this alley and the resulting widened driveway off Milledge Avenue as the reason for the lot coverage variance.
- B. Parking - The application notes the following for this criteria; “By requiring parking area to minimize coverage, it is not feasible to implement full parking as required by code.”

2. The strict application of the provisions of this requirement to this particular property would create an undue and unnecessary hardship so that the grant of the variance is necessary for the preservation and enjoyment of a property right and not merely to serve as a convenience to the applicant.

- A. Lot coverage - The application notes that the parking requirements lead to such a large amount of lot coverage. The request further asserts that the fraternity was originally approved in 1988 for a residential structure to be constructed in addition to the existing building, and that, if that structure had been built 28 years ago, then lot coverage would have also exceeded the 65% limitation. A 1986 site plan was provided in the application materials, but it lacks an approval signature and Staff has not found any evidence of its approval. Instead, ACC records indicate that a variance request was denied in 1986 to increase the maximum ground coverage from 60% to 66.6% and to reduce the parking buffer from 10 feet to 5 feet.
- B. Parking - The application notes that the parking area currently has 36 spaces and that this parking count would be maintained with some redesign of the traffic flow under the proposed plan. Off-site parking agreements are awaiting signature for ten spaces to be available in late evenings and overnight. The request is to waive the required additional parking, the waiver being noted as necessary for the growth and success of the fraternity. The parking agreement would be in place for two years with the possibility to renew yearly thereafter.

3. The special conditions and circumstances do not result from the actions of the applicant.

- A. Lot coverage - The application notes that the fraternity in 1988 did not anticipate the changes in the regulations that now affect their ability to complete construction of the almost 30-year-old design. The application states that this is not a result of their actions, but of Athens-Clarke County. As noted above, Staff does not have evidence of approval of the proposed 1988 design, but does have record of a 1986 denial of a requested lot coverage variance.
- B. Parking - The applicant notes that the limiting amount of space for parking is not of their action and that the high number of spaces required is a result of changes by Athens-Clarke County. Staff

notes that the proposed addition will remove several parking spaces, thereby increasing the degree of nonconformity. Staff also notes that 40 on-site parking spaces are shown on the 1988 plan.

4. The benefits of granting the variance will be greater than any negative impacts on the development of the adjacent uses and will further the purpose and intent of this requirement and the comprehensive plan of Athens-Clarke County.

- A. Lot coverage - The application notes that the proposed additional lot coverage would not have any adverse impact on the adjacent uses due to drainage continuing towards the street right-of-way. Further noted is the assertion that the additional development proposed is a necessity for the existing fraternity membership and does not reflect any membership growth.
- B. Parking - The application notes that granting the variance prevents the negative impact of the fraternity needing to move to a larger parcel to accommodate the zoning requirements, while approving the variance provides positive pressure to utilize alternative transportation.

5. The variance requested is the minimum variance that will make possible the legal use of the land, building or structure.

- A. Lot coverage - The increase in allowable lot coverage is noted as the minimum necessary to meet their programming needs for the new construction. Further noted is a suggestion that the addition area of coverage is a “small increase” that otherwise meets Code Chapter 9-10.
- B. Parking - The amount of the requested variance is noted as the minimum necessary to allow the proposed addition, which is noted as the minimum necessary to address the needs of the fraternity.

Staff Recommendation Regarding the Variance Requests

In regards to each of the two variances requested, Staff finds that a lack of anticipating changes in Code requirements within the 28 years since the fraternity located on the site to be unreasonable and that all benefits of the variances are to the fraternity and do not extend to the adjacent or nearby properties. In regards to the two requests individually, Staff finds the following:

- A. Lot coverage - The proposed lot coverage represents an understandable desire to maximize the parking area to the rear of the building while increasing the building area. However, such a desire is not tied to an exceptional property condition. It does not represent a unique hardship that is not faced by others similarly situated.
- B. Parking - The required parking count is based on the amount of common area within the fraternity in anticipation of the parking needs being related to capacity of the facility. The proposal adds residents to the site while decreasing the amount of parking, thus intensifying the existing nonconforming parking situation. With membership noted as between 100 and 110 students, the proposed parking arrangement leaves at least 64% of the membership with a need to utilize alternative transportation or carpooling when the 10 off-site spaces in the expected agreement are unavailable or 54% during the late evenings when the adjacent parking may be available. The request does not adequately support parking for all of the residents, much less the overall membership, and may pose a burden on the adjacent and nearby residential streets to support activities on the site.

For these reasons, Staff does not find that the review criteria have been met for either of the two variances; therefore, denial is recommended for both variance requests.

EFFECT ON COMMUNITY

I. BALANCE OF LAND USES IN ATHENS-CLARKE COUNTY

A fraternity use already exists on the site and an expansion is proposed for its residential capacity. Therefore, the proposal will not alter the balance of land uses in the county.

II. POPULATION

The proposal involves an increase in the number of bedrooms from 8 to 18 and an increase in residential occupancy from 16 to 36 people. The residential density limitation for the property under the Milledge Avenue Corridor Overlay is 16 bedrooms per acre, which would allow 15 bedrooms on the site. This calculation, however, does not apply to the fraternity since that use is categorized as institutional instead of residential.

III. ENVIRONMENT

No environmental areas are found on the subject property. In addition to the existing trees on the site, new street trees and parking lot trees are proposed. Therefore, a tree management plan has been submitted as part of this proposal for review by the Athens-Clarke County Arborist, who has the following comments:

1. The C-O (Commercial-Office) zoning district requires that 25% of the site have conserved tree canopy. For this site, 0.24 acres or 10,563 sf would be required. The proposal will conserve 25,950 sf of the existing canopy, or 61.4%. The required overall tree canopy for the site is 50%. An additional proposed 12.3% of tree canopy will result in a complete site total of 73.7% tree canopy coverage. The site plan has been updated with a new location for trash and recycling management, but this has not been reflected on the tree management plan. This location is inside tree protection fencing and will impact a tree proposed for conservation and the numbers above reflect this reduction.
2. For the most part, the tree management plan appears to meet the majority of applicable regulations, with the following exception: The large canopy tree proposed at the rear of the building is shown directly on top of an existing drain line and has potential for future conflict with the proposed building.
3. Without a needed waiver or variance to tree management standards, the tree management plan associated with this Special Use proposal has been reviewed for general compliance only and will not become binding upon approval. The aforementioned comments do not preclude compliance with all other technical standards regarding the installation and maintenance of trees as provided for in the Community Tree Management Ordinance.

IV. TRAFFIC, TRANSPORTATION, & TRANSIT

Currently, the existing driveway from Milledge Avenue is for entrance only with traffic exiting onto a rear alley that connects with W. Rutherford Street. The proposed traffic flow has a wider, two-way driveway at Milledge Avenue and eliminates access to the rear alley. Located on-site would be 36 parking spaces. The

existing dumpster, which is now located within the alley right-of-way, is to be eliminated with a roll-cart enclosure added to the southern side of the property.

Parking for a fraternity use is determined by the greater of two calculations. One involves the gross square footage of the structure while the other involves the amount of assembly space. For this proposal, the assembly space calculation is used. The amount of reported assembly space is 6,184 square feet, which requires 136 parking spaces. As previously noted, a variance has been proposed to waive 90 required parking spaces. The request includes an unsigned, off-site agreement for the use of 10 parking spaces during the evenings on an adjacent parcel. Section 9-12-7.E of the Milledge Avenue Corridor Overlay allows credit for off-site parking within 1,000 feet. All of the proposed on-site parking spaces are to be behind the building, which is also a requirement of the overlay, and would utilize a pervious concrete material.

Other visitors and residents using automobile transport, beyond those able to use the 10 adjacent spaces, would be responsible for securing their own parking at an off-site location of their choice, including on-street parking available in the near vicinity, but not allowed along Milledge Avenue. The Transportation Policy Statement provided with the applicant and required under Section 9-30-8-G also describes carpooling, the use of public transportation, walking, and bicycling as alternative means of accessing the site. Public sidewalk exists along Milledge Avenue. The UGA bus system services Milledge Avenue. Parking facilities for 24 bicycles is denoted in the transportation policy statement, but the location of such a facility is not shown on the plan.

The Transportation and Public Works Department has reviewed the proposal and has the following comment:

- T&PW does not support the request for a variance from the required number of onsite parking spaces. Such a reduction will result in problems with parking overflowing into the right-of-way and adjacent properties.

V. GRADING AND DRAINAGE

The project will increase lot coverage from 65.7% to 69.4%, adding approximately 1,578 square feet. The area of increase is under 5,000 square feet and, therefore, typically under the threshold for needing stormwater management. However, the Transportation and Public Works Department notes that this site is upstream of a known flooding problem in the Brooklyn Creek watershed and per Athens-Clarke County code, stormwater detention to existing condition rates will be required on the development. The application report notes that the parking area will be converted to a pervious paving system with underground detention. No indication of grading changes has been included in the submittal.

VI. WATER AND SEWER AVAILABILITY

Athens-Clarke County water and sanitary sewer are available. The Athens-Clarke County Public Utilities Department recommends approval.

VII. FIRE PROTECTION

The Athens-Clarke County Fire Department has reviewed this request and has the following comments:

- Fire protection can be provided with no adverse effect on services, equipment, personnel, or cost.
- Fire apparatus can access this project without need of a turnaround.
- All buildings must be sprinkled and alarmed per Athens-Clarke County Ordinance Section 3-7-6, which specifies sprinkling requirements for fraternity and sorority uses.
- Approval with these comments is recommended.

RECOMMENDATIONS

I. STAFF RECOMMENDATION ON THE TWO REQUESTED VARIANCES – Denial

Two variances have been requested as part of the Special Use Permit application:

- A. From Sec. 9-10-3 to allow an increase in maximum lot coverage from 65% to 69.4 %.
- B. From Sec. 9-30-2(A)3 to reduce the required number of parking spaces from 138 to 46. (36 on-site and 10 off-site.)

As previously noted in this report, Staff finds that the requests do not meet the variance standards; therefore, denial is recommended.

II. STAFF RECOMMENDATION ON SPECIAL USE PERMIT – Denial

The expanded fraternity will more than double the number of residents and dramatically increase assembly space while decreasing the already nonconforming amount of parking. Staff finds that the expansion of the land use inappropriate since the repercussions of that expansion create serious concerns highlighted by the requested variances. These repercussions would create a negative impact on the adjacent residential neighborhood and on future development of the adjacent properties. The first of the Special Use review criteria in Chapter 9-21 is that the proposed use shall be in conformance with all standards within the zoning district. Therefore, if the requested variances are denied, then the Special Use Permit request must also be denied. For these reasons, Staff recommends denial of the Special Use request.

III. PLANNING COMMISSION RECOMMENDATIONS- Pending

The request is scheduled to be presented to the Planning Commission at their regularly scheduled meeting on April 6, 2017.

IV. CURRENT STATUS

The request and the Planning Commission recommendation are tentatively scheduled to be presented to the Mayor and Commission at their agenda setting on April 18, 2017. The Mayor and Commission are tentatively scheduled to take action on this request on May 2, 2017.

REPORT FOR: 930 S. Milledge Avenue

Zoning Criteria per Section 9-4-4 and Section 9-20-5 for Type II Special Use Applications

1. The proposed special use conforms to the future development map, the general plans for the physical development of Athens-Clarke County, and any master plan or portion thereof adopted by the mayor and commission.
2. The proposed special use meets all objective criteria set forth for that use provided in the zoning ordinance and conforms to the purpose and intent of the comprehensive plan and all its elements.
3. Public services, which include physical facilities and staff capacity, exist sufficient to service the proposed special use.
4. The proposed special use will not adversely affect the balance of land uses in Athens-Clarke County.
5. Is the proposed use in conformance with all standards within the zoning district in which the use is proposed to be located, and in conformance with relevant comprehensive plan policies implemented by Athens-Clarke County and with all state or federal laws?
6. Is there adequate capacity of Athens-Clarke County facilities for water, sewer, paved access to and through the development, electricity, urban storm drainage, and adequate transportation that can and will be provided to and through the subject property?
7. Will the zoning proposal have an adverse impact on the surrounding area? When evaluating the effect of the proposed use on the surrounding area, the following factors shall be considered:
 - A. Similarity in scale, bulk, and coverage.
 - B. Character and volume of traffic and vehicular parking generated by the proposed use and the effects on surrounding streets. Increases in pedestrian, bicycle, and mass transit use are considered beneficial regardless of capacity of facilities.
 - C. Architectural compatibility with the surrounding area.
 - D. The possible impact on the environment, including, but not limited to, drainage, soil erosion and sedimentation, flooding, air quality and water quality, including the generation of smoke, dust, odors, or other environmental pollutants.
 - E. Generation of noise, light, and glare.
 - F. The development of adjacent properties compatible with the future development map and the zoning district.
 - G. Other factors found to be relevant by the hearing authority for review of the proposed use.

Public Notice

In accordance with Section 9-4-9(E), public notice of this zoning request was posted on or near the subject property on March 22, 2017.