

VILLAGE OF HONOR PLANNING COMMISSION

Special Land Use Permit Worksheet

Note: This is a work product (open to the public) and must be turned in to the Zoning Administrator for filing)

Sec. 9.19 Special Land Use Permit: Requirements

The requirements and standards for Special Land Use approval are specified below. In addition, the specific standards for the various land uses and activities eligible for approval consideration are specified in Article XI of this Ordinance.

Before approving a Special Land Use Permit application, the Issuing Authority shall apply the following standards, and shall find adequate evidence that each use on the proposed location will:

		Met	Not Met	Not App
A.	Be compatible with adjacent land use, the natural environment and the capacities of public services and facilities affected by the land use.			
B.	Be designed to protect natural resources, the health, safety, and welfare and the social and economic well being of those who will use the land use or activity under consideration, and residents and landowners immediately adjacent to the proposed land use or activity.			
C.	Be related to the valid exercise of the police power, and purposes which are affected by the proposed use or activity.			
D.	Meet the intent and purpose of this Zoning Ordinance.			
E.	Be requested by an applicant who may legally apply for the site plan review and has submitted all required information.			
F.	Be a development, exclusive of Planned Unit Developments, which conforms to all regulations of the zoning district in which it is located.			
G.	Meet the requirements for fire protection, water supply and sewage disposal or treatment.			
H.	Meet the standards of other governmental agencies, where applicable, and that the approval of these agencies has been obtained or is assured.			
I.	Designed such that natural resources will be preserved to a maximum feasible extent and that areas to be left undisturbed during construction shall be so indicated on the site plan and at the site per se.			
J.	Respect floodways and flood plains on or in the vicinity of the subject property.			
K.	Be constructed where soil conditions are suitable for excavation and site preparation.			
L.	Not cause soil erosion, sedimentation or ground water pollution problems.			
M.	Be designed to handle anticipated storm water runoff, and will not cause runoff onto neighboring property or overloading of water courses in the area.			
N.	Not destroy the character of the property or the surrounding area, and will not adversely affect the adjacent or neighboring properties.			
O.	Not disrupt air drainage systems necessary for agricultural uses.			
P.	Be designed such that phases of development at in a logical sequence, so that any one phase will not depend upon a subsequent phase for adequate access, public utility services, drainage or erosion control.			
Q.	Be designed such that the plan provides for the proper expansion of existing infrastructure and will not create excessive additional requirements at public cost for public facilities and services.			
R.	Provide for landscaping, fences or walls, if required in pursuance of the objectives of this Ordinance.			

S.	Provide that parking layout will not adversely affect the flow of traffic within the site.			
T.	Provide that vehicular and pedestrian traffic within the site, and in relation to streets and sidewalks serving the site, shall be safe and convenient.			
U.	Provide that outdoor storage of garbage and refuse is contained, screened from view and located so as not to be a nuisance to the subject property or neighboring properties.			
V.	Not be hazardous or disturbing to existing or future uses in the same general vicinity and will be a substantial improvement to the property.			
W.	Not involve uses, activities, processes, materials, and equipment or conditions of operation that will be detrimental to any persons, property, or the general welfare by fumes, glare, odors, noise, dust, smoke, vibration, light encroachment, or waste.			
X.	Provide that the proposed development is in accord with the spirit and purpose of this Ordinance and not inconsistent with, or contrary to, the objectives sought to be accomplished by this Ordinance and the principles of sound planning.			

Sec. 9.20 Written Decision

Any decision made by the Village Council, Planning Commission or Zoning Board of Appeals regarding an appeal or variance or issuance or revocation of a Special Land Use, Planned Unit Development or Condominium Project permit shall be reduced to writing and served upon the applicant or appellant within fourteen (14) days of the date of decision.