

Staff:	Yes. The subject property continues to have sufficient parking and good ingress/egress to all buildings and from the external street network.
(4) How will the proposed use impact other public facilities and services, including stormwater management, schools, parks, sidewalks, and utilities? Are these facilities and services adequate to support the proposed use?	
Applicant:	No impact. The property is fully developed, zoned M-2 industrial and is surrounded by similarly-situated heavy industrial transport facilities. The existing facility is adequate to support resumed 10-day transfer operations. In addition, such resumed operations will not impact other public facilities and services, including stormwater management, schools, parks, sidewalks and utilities.
Staff:	Public facilities are adequate to support the proposed use.
(5) Will the proposed use create adverse impacts on any adjacent or nearby properties by reason of noise, smoke, odor, dust, or vibration or by the character and volume of traffic generated by the proposed use?	
Applicant:	No...
Staff:	No adverse impacts.
(6) Will the proposed use adversely affect adjoining properties by reason of the manner of use or the hours of operation of the proposed use?	
Applicant:	No.
Staff:	No adverse impacts.
(7) Will the proposed use create adverse impacts on any environmentally sensitive areas or natural resources (wetlands, floodplain, etc.)?	
Applicant:	No.
Staff:	No adverse impact.

Supplemental Standards of the LDR Applicable to the Proposed Use

< none >

Development Review Comments

The following comments are provided by the reviewing departments and are only intended to provide the developer with useful information for planning purposes. This list should not be considered all-inclusive as additional items may appear during the plan review process.

Building Inspections: Inspections has no comments on these cases

Fire: The fire department would need a manifest or MSDS sheets on product being stored and a drawing of the warehouses or structures designed and any protection systems that may be installed.

Engineering: No comments. .

GIS: No comments.

Landscape: Must comply with landscape requirements as outlined in LDR Chapter 328

Police: < No comments received >

Public Works: No comments

Utilities: < No comments received >

Attachments:

- Zoning Location Map
- Future Development Map
- Aerial Location Map
- Letter of Intent (3 pages)
- Existing Survey
- Proposed Site Plan