

**Vienna Charter Twp
Special Land Use Checklist
Gas Station Addition, 4465 West Vienna
Site Plan Date 2/10/25**

General Standards for Approval of Special Land Use (Section 2205.4)			
Standards		Does Site Meet Requirements	
		Yes	No
a. The establishment, maintenance or operation of the special land use will not be detrimental to or endanger the public health, safety or general welfare or the natural environment;			
COMMENTS/FINDINGS OF FACT: <ul style="list-style-type: none"> Section 1900 Off Street Parking Requirements - Unclear required loading and unloading area. 			
Applicants Comments: N/A.	Planning Consultant Comments: <i>The site appears to have available space to provide enough parking and load and unloading requirements.</i>	Planning Commission Comments:	
b. The special land use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor shall it substantially diminish or impair property values within the neighborhood;			
COMMENTS/FINDINGS OF FACT: <ul style="list-style-type: none"> The subject property is currently zoned C-4, Highway Commercial District. The subject parcel is surrounded by other C-4, Highway Commercial District zoned parcels. 			
Applicants Comments: N/A.	Planning Consultant Comments: <i>Proposed use will have a minor, if any, impact on surrounding parcels.</i>	Planning Commission Comments:	
c. The establishment of the special land use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;			
COMMENTS/FINDINGS OF FACT: <ul style="list-style-type: none"> The subject property is surrounded by other C-4 zoned properties 			
Applicants Comments: N/A.	Planning Consultant Comments: <i>This use will not impede development in the area as its permitted by a SLU.</i>	Planning Commission Comments:	
d. Adequate utilities, access roads, drainage and necessary facilities have been or are being provided;			
COMMENTS/FINDINGS OF FACT: <ul style="list-style-type: none"> The applicant provided a Site Utility Plan. 			

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Standards			Does Site Meet Requirements	
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Applicants Comments: N/A.	Planning Consultant Comments: <i>The applicant provided a Site Utility plan that satisfies all the requirements.</i>	Planning Commission Comments:		
e. Adequate measures have been or will be taken to provided ingress or egress so designed as to minimize traffic congestion on the public streets;				
COMMENTS/FINDINGS OF FACT: <ul style="list-style-type: none"> There are no proposed changes to the existing driveway access from Vienna Road to the subject property. 				
Applicants Comments: N/A.	Planning Consultant Comments: <i>There are no proposed changes to the existing driveway access from Vienna Road to the subject property.</i>	Planning Commission Comments:		
f. The special land use shall in all other respects, conform to the applicable regulations of the district in which it is located and to any additional conditions or procedures as specified in this ordinance.				
COMMENTS/FINDINGS OF FACT: <ul style="list-style-type: none"> Section 1910 Off Street Loading and Unloading. Parking and Loading Space Requirements. Section 2210.19 Special Land Uses Designated (e) 				
Applicants Comments: N/A.	Planning Consultant Comments: <i>The applicant has designated two loading zone spaces. One, measuring 60 x 10 feet, is located at the rear of the property, while the second, measuring 50 x 10 feet, is intended for convenience goods and located in the side yard. A loading zone in the side yard requires approval from the planning commission, as long as the location is deemed necessary due to site conditions. It does not appear to be enough space in the rear for another loading and unloading space.</i> <i>In addition, there are concerns of two way traffic flow in the rear of the property when the loading/unloading space is occupied.</i>	Planning Commission Comments:		

Sample Motion to Approve:

I make a motion to approve the requested special land use for outdoor storage located at 4465 W Vienna Road based on meeting all the standards a-f in Section 2205.3 of the zoning ordinance:

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Further, to ensure compliance with these standards, the following conditions are part of my motion to approve: (Sample conditions).

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Sample motion to disapprove:

I make a motion to deny the requested special land use for outdoor storage located at 4465 W Vienna Road based on the following findings of fact:

- It does not comply with _____ because
- It does not comply with _____ because

Sample motion to postpone:

I make a motion to postpone the approval of the special land use located at 4465 W Vienna Road until the next regular meeting to provide the applicant with the opportunity to provide the following information.

- Information on _____ to verify compliance with _____
- Information on _____ to verify compliance with _____

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