



9 Oddfellows Way

Conditional use application narrative

- a. The use is specifically authorized in this ordinance as a conditional use; Multifamily dwellings are a use permitted by right in commercial districts as listed on the table of principle uses*
- b. If completed as proposed by the applicant, the development in its proposed location will comply with all requirements of this Article, and with the specific conditions or standards established in this ordinance for the particular use; The renovation as planned will comply with all of the requirements of this article and with any specific or special conditions or standards established in this ordinance for the particular use.*
- c. The use will not materially endanger the public health or safety; The entirety of the proposed project will take place within the existing building envelope posing no hazard to public health or safety.*
- d. The use will be compatible with the neighborhood and with adjoining or abutting uses in the area in which it is to be located; The property located at 5 Market Ln, immediately across Odd Fellows Way from this property currently contains first floor residences similar to those proposed in this application, as do others within this district.*
- e. The use will not have an adverse effect on highway or pedestrian safety; The entirety of the proposed project will take place within the existing building envelope, it poses no hazard to highway or pedestrian safety.*
- f. The use will not have an adverse effect on the natural, environmental, and historic resources of the City; The entirety of the proposed project will take place within the existing building envelope and will have no effect on the natural, environmental, or historic resources of the city.*
- g. The use will be adequately serviced by necessary public utilities and by community facilities and services of a sufficient capacity to ensure the proper operation of the proposed use, and will not necessitate excessive public expenditures to provide facilities and services with sufficient additional capacity. The existing utilities are sufficient to support the project as outlined, existing community facilities are sufficient to support the addition of three families without necessitating significant public expenditure to expand these services.*