

**CONDITIONAL USE PERMIT
GUIDANCE ON RESPONDING TO THE CUP CRITERIA**

Based on MTMC 19.110.200.D

For all CUP applications:

- 1. Is the proposal consistent with the goals and policies of the Comprehensive Plan?**
Identify and list the specific applicable goals and policies. Write a brief explanation of why the proposal fulfills the cited goals and policies.
- 2. Describe how the proposal might or would be a negative impact to the neighbors and larger community because of the difference in the proposed use and existing uses in the area?**
Would the proposal change the underlying character of the neighborhood and community? Why and how? Why not?
- 3. Describe why and how the proposal will not be a danger to the public health, safety and general welfare of the community?**
What does the proposal do that supports the public health, safety and general welfare of the community?
- 4. How (in what way) does the proposal meet or satisfy the requirements in the zoning district in which it is located?**
This includes the proposed use of the property and the dimensional standards. Does it satisfy other general provisions of the zoning ordinance? This includes landscape requirements, storm drainage, parking standards, access, and other.
- 5. Can the proposal be served by existing public facilities?**
This includes existing street and sidewalk improvements, water, sewer, storm, fire and police services, power and other utilities, and safe walking routes to school. Are any changes or upgrades needed in any of those public facilities to serve the proposal? If so, list and explain.
- 6. What types of impacts might result from or be created by the proposal?**
Be specific. Responses to this question need to address both the natural and built environment.

For example, for the natural environment, are there any environmental features on the site, such as streams, creeks, wetlands, significant trees, nesting areas, views, steep slopes, erosion, cliffs, and/or drainage? Are any of these items going to be removed or changed by the proposal; if so, how?

For the built environment, identify such impacts as building lighting that would affect neighbors, building a structure near a property line or an existing residence, size of new structures, hours of operation, traffic, noise, and general activity on site. How would, or could, each of those impacts be minimized or eliminated? Describe the measures that are proposed to minimize or eliminate each impact.

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Additional Criteria:

These criteria apply to conditional use proposals located in any commercial district (BC, BC/D, CG, F/T, LI/OP and SDD C/R), in addition to Nos. 1 – 6 above.

7. Explain how the proposal is consistent with and/or furthers the City's economic goals?

Refer to the Comprehensive Plan, Economic Vitality chapter and the Economic Strategy document; cite goals and policies from documents.

8. Describe how the proposal will not result in a net reduction in assessed value or tax revenue to the City.

What revenue does the City currently realize from the property? Would this change with the proposal? Why not?

9. Describe how the proposal enhances economic development through job creation, retail sales, tax revenues to the City, circulation of people, economic activity, etc., in the City?

Each of these items is to be addressed separately.

10. Describe how the proposal serves a compelling public need, regardless of its ability to meet economic development goals.

Identify the specific public need or needs and why this proposal meets each need.