



PROJECT STATEMENT

DESCRIPTION: Change Of Use of the existing building at 3555 S. Citadel Drive (formerly Babies R Us) from Mercantile (M Occupancy) to Hemp Products (F-2 Occupancy). This Change Of Use requires a Conditional Use Permit.

JUSTIFICATION: This Change Of Use is compatible with the commercial land uses surrounding the site and will not injure the value and qualities of the adjacent neighborhood. Public health, safety and the general welfare of the neighborhood will not be negatively impacted as per the following criteria:

1. The existing masonry & stucco building, built in 1981, is an attractive building and site in excellent condition that has been maintained but not modified since it's birth and still fits in with the aesthetics of the neighboring commercial buildings at the Citadel development. No modifications will be made to the exterior of the building except new signage. Modifications to the site will consist of adding 9 new landscaped islands in the existing parking lot, adding 5 new deciduous trees at the south side of the parking lot, and trimming up the existing landscaping throughout the site. The proposed change of use will be "inwardly focused" except signage so as to not change the character of the neighboring properties.
2. The Development Plan substantially complies with with any City adopted plans that are applicable to the site.
3. The existing building meets all current City dimensional criteria (setbacks, area, height, etc).
4. The existing site grading & drainage have not experienced any issues and comply with the City's Drainage Criteria Manual. The proposed landscaped islands will not cause any drainage issues.
5. Site parking provided (245 spaces) is more than is required (12 spaces) for this change of use.
6. All parking stalls, driveways, fire lanes, loading areas, and trash removal areas meet the City's dimensional standards.
7. The site's landscaping will be brought up to City standards with the addition of 9 new landscaped islands in the parking lot and 5 new trees along the south property line.
8. There are no sensitive or hazardous areas associated with this site.
9. The existing building and site design provide for safe, convenient and ADA-accessible pedestrian, vehicular, bicycle and bus circulation. A new bike rack will be provided at entrance.
10. The dimensions of the driveways vary from 28'-40' and comply with the City's Traffic Criteria Manual.
11. No revisions will be made to the site utilities.
12. No revisions will be made to the existing site roadways or intersections.
13. Off-site odor impacts will be addressed with installation of HVAC odor mitigation systems (carbon scrubbers) & organic odor neutralizing misters at all exterior doors to insure odors are not detectable by a person with a typical sense of smell from any adjoining lot, parcel, tract, public right-of-way, building unit or residential unit.

BUILDING & SITE REVISIONS: Changes to the exterior of the building and site consist of replacing/adding wall mounted signage (permit required), replacing the existing light pole fixtures and wall mounted light packs with energy efficient LED fixtures with full cut-off lens, installing protective steel bollards and glass protection film at the front entry. All existing landscaping will be trimmed up and new landscaped islands installed in the existing parking lot along with 5 new trees along the south side of the parking lot.

ISSUES: There were no issues identified during the pre-application process.

