

Attachment # 11

DRAFT

Polks Village

Requested Land Uses NOT Included in Staff's Suggested Conditions of Approval

	Land Use	Staff Recommend?	Staff's Rationale for Not Including	Applicant Agrees to remove?	Notes:
(1)	Bake Shops & similar food prep	No	Bringing in food from somewhere else & wastewater concerns	No	Include condition that State requirements must be followed.
(2)	Bicycle Sales & Repair	No	Concerns at Public Hearing re bicycles outside & appearance plus comingling bikes w/parking	No	Include condition stating that no outdoor storage of merchandise or other goods shall be permitted by any tenant
(3)	Hardware, appliances, electrical, and similar items retail sales	No	Have one across the street and up the road	No	
(4)	Incidental storage of goods intended for retail sale on premises	No	Concerned about outdoor storage	Yes	Applicant agrees to not allow outdoor storage to occur on site
(5)	Laboratory – dental, medical, optical	No	Concern about wastewater	No	Include condition that State requirements must be followed.
(6)	Laundries, Laundromats and dry cleaning establishments	No	Commissioners don't like chemicals	No	Limit to a pick-up facility only, with no on-site cleaning activity
(7)	Lawn and garden shops (under roof)	No	Same as hardware store	No	
(8)	Leather goods sales and service (excluding manufacture) for retail sales on premises	No	Once manufacturing removed, use falls under general retail sales	Yes	Agree with staff interpretation.
(9)	Medical clinics – inpatient and outpatient care	No	Concern about wastewater	No	Include condition that State requirements must be followed & limit to 29,000 SF of floor area

(10)	Newstands	No	No reason provided	Yes	Agree to remove use
(11)	Opticians and optical sales and service	No	Duplication of medical component that is already approved across the street	No	
(12)	Paint retail shops	No	Same as hardware store	No	Agree to remove use
(13)	Printing and publishing	No	Concern about chemicals	Yes	Agree to remove use
(14)	Uses and structures customarily accessory to any permitted use	No	Flaw in nature of conditional use zoning	Yes	Agree to remove use
(15)	Temporary construction trailers	No	Do not need as a separate use; everyone may have a trailer associated with initial construction	Yes	Agree to remove use
(16)	Veterinary clinics and hospitals with dog runs or equivalent facilities	No	Concern about animal and medical waste; plus a lot of competition re other options in the area	Yes	Agree to remove use