

Richmond Zoning Regulations, Section 5.6 applies to Conditional Use Review Criteria.

General Standards:

-Capacity of existing or planned community facilities- No undue adverse impact.

-The character of the area affected-No undue adverse impact

-Traffic on Road and highways in the vicinity-No undue adverse impact

-Bylaws and ordinances in effect-No undue adverse impact

-Utilization of Renewable Energy Resources-No undue adverse impact

This building has heat pumps backed up by a boiler for heating and cooling. The existing water (600) gallons and sewer (600) gallons allocation for the existing PUD development appears to be adequate. Parking is standard for a Wellness group with offsite parking for Employees. In summary the use of this space for Richmond Wellness will not result in any undue adverse impacts on any of the General Standards.

Specific Standards: The Conditional Use shall comply with the following Standards:

-Obnoxious or Excessive Noise, smoke, vibration, dust, glare odors, electrical interference or heat that is detectable at the boundaries of the lot shall not be generated. – None; The Richmond Wellness health center complies with this standard.

-There shall be no outside displays except those that are brought indoors at the end of the business hours and are the actual product of the business- Richmond Wellness may occasionally use sandwich-board style daytime displays and then brings them inside overnight. All activities are conducted inside

-Outside storage of goods, parts, supplies, vehicle machinery and other personal property shall be appropriate to the neighborhood and shall not impair safety-

Richmond Wellness will not store anything outside the premises. The Richmond Wellness health center complies with this standard.

-Applicable state permits for water and sewer supply and sewage disposal shall have been obtained, and any other applicable state permits, before use

commences- There is an existing water (600 gallons) and sewer (600 gallons) allocation. There is capacity that has been approved to support this use.

All other permits approvals shall be obtained before opening the center.

-The development is proposed over a reasonable time period in order that the general and specific standards for conditional uses may be met-

The Wellness center will lease the space from the property owner. Once the lease is executed, and the interior design completed, and the necessary permits obtained the center will open.

-In determining the appropriateness of the use in the Zoning District, the DRB shall consider the scale of the proposal in relation to the scale of existing uses

and structures-The Wellness Center fits both the scale of the building the use fits within the overall scale of existing uses and structures in the surrounding Village Commercial District.

-No fire, explosive, or safety hazard shall be permitted that, in the judgement of the DRB, after consideration of the advice of the Richmond firefighting officials,

significantly endangers other property owners or emergency personnel- The Wellness Center does not endanger other property owners or emergency personnel.

-The development shall not result in an Undue Adverse Effect on state or community-owned and operated institutions and facilities-

The Wellness Center use does not result in an undue effect on state or community owned and operated facilities.

-Existing water supplies and the quality of ground and surface water resources shall not be adversely affected- The Wellness center use will be on the municipal water system. No adverse impact.

-The proposed Land Development shall not have an undue adverse effect on an Historic Site or rare or irreplaceable natural areas- The Wellness center use does not have an undue adverse effect.

-The proposed structures should take advantage of existing slopes and vegetation to provide screening for the project- The Wellness center will occupy an existing building.

-Any other standards, such as natural landscape and "character of the neighborhood" standards as indicated for specific districts shall also be applied- The Wellness center use complies with these standards.
