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- A. Please explain how adequate ingress and egress will be obtained to and from the property, with particular reference to automotive and pedestrian safety and convenience, traffic flow, and control, and access in case of fire or other emergency.**

The proposed Quick Service Oil Change facility is being proposed within the existing Prima Vista Shops PD (12-046). The PD provides primary access from Prima Vista Blvd and secondary access from Friar Street. The PD conveys through access easements ingress and egress through the (current) O'Reilly's site to the subject property.

- B. Please explain how adequate off-street parking and loading areas will be provided, without creating undue noise, glare, odor or other detrimental effects upon adjoining properties.**

Parking is being provided at the front of the site facing Prima Vista Blvd. The use requires 9 parking spaces and the proposed plan provide 10 spaces which includes two ADA spaces. The parking spaces will mostly be used for employee parking as the operation standards of a quick lube service provides for oil changes within a short time frame allowing limited number of other vehicles to stack and wait for service. The limited Stacking will be 40' to 60' feet away from the property line to the east of the site and further protected from noise by a fence and buffer. There are no odors anticipated to mitigate off site due to the building being setback more than 80' from the east property line. There are no detrimental effects anticipated to the adjoining property.

- C. Please explain how adequate and properly located utilities will be available or will be reasonably provided to serve the proposed development.**

The proposed quick service oil change is being proposed in the existing Prima Vista Shops PD, the sewer will connect to a gravity sewer main system within the PD at the rear of the property to the west. There is a water main that runs east-west in the Billiar Avenue (south right of way) that our site will be tying into. The city has not indicated any capacity issues for either service.

- D. Please explain how additional buffering and screening, beyond that which is required by the code, will be required in order to protect and provide compatibility with adjoining properties.**

The use has provided code compliant buffers and VUA screening. The developer has made an effort to reduce any unforeseen compatibility issues by increasing the proposed east setback of the building and keep the proposed use as far as possible from the east property line, while still providing for a function site.

- E. Please explain how signs, if any, and proposed exterior lighting will be so designed and arranged so as to promote traffic safety and to eliminate or minimize any undue glare, incompatibility, or disharmony with adjoining properties. Light shields or other screening devices may be required.**

Signage shall be in accordance with Section 155 (Sign Code). It is anticipated that a monument sign will be located along Prima Vista Blvd, towards the west property line, please refer to the site plan for approximate location. The lights of the sign shall be internal to the sign and cause no glare, wall signage will face Prima Vista Blvd and shall be back lit / internally illuminated (if illuminated)

- F. Please explain how yards and open spaces will be adequate to properly serve the proposed development and to ensure compatibility with adjoining properties.**

The proposed buffer yards are compliant with the requirements of the Prima Vista Shops Planned Development and the east property line shall provide a green/open space area at a width of 37' which exceeds the yard requirement for the east buffer Yard.

- G. Please explain how the use, as proposed, will be in conformance with all stated provisions and requirements of the City's Land Development Regulation.**

The applicant is not requesting any waivers or variances to the code and intends to meet the requirements of the city of Port St Lucie code. The development is providing code compliant buffers and setbacks, and in some cases far exceeds the required setbacks and buffer yards. The proposed use is providing more than code required parking to insure that is no short fall in needed parking spaces. The development is providing a point of cross access for future developments to the east.

- H. Please explain how establishment and operation of the proposed use upon the particular property involved will not impair the health, safety, welfare, or convenience of residents and workers in the city.**

No health, safety, welfare, or convenience of residents are anticipated to be negatively impacted by the development. used Oil's will be properly contained and removed from the site preventing the possibility of a negative impact to the health of residents. The proposed use will provide convenience for residents in the area to have their vehicles maintain by service professionals.

- I. Please explain how the proposed use will not constitute a nuisance or hazard because of the number of persons who will attend or use the facility, or because of the hours of operation, or because of vehicular movement, noise, fume generation, or type of physical activity.**

The business operations occur during the hours of 7 a.m. to 11 p.m. as outlined by the city's Code of Ordinances; however, the average business hours are 8 a.m. to 7 p.m., and with the building setback as far as possible from the east property line demonstrates that applicant has mitigated for number of persons who will attend or use the facility, or because of the hours of operation, or because of vehicular movement, noise, fume generation, or type of physical activity and not constitute a nuisance or hazard.

- J. Please explain how the use, as proposed for development, will be compatible with the existing or permitted uses of adjacent property. The proximity or separation and potential impact of the proposed use (including size and height of buildings, access, location, light and noise) on nearby property will be considered in the submittal and analysis of the request. The City may request project design changes or changes to the proposed use to mitigate the impacts upon adjacent properties and the neighborhood.**

The proposed location of the Quick Lube Oil Change is within the existing Prima Vista Shops PD (12-046), which provided for planned commercial uses. The PD currently provides retail uses with one of those uses being an auto parts store directly adjacent to the subject property. To the east is a single-family residence. The proposed use has taken considerable steps to ensure the site will not negatively impact the development, like providing a larger setback than required by code to provide the building location as far from the east property line as possible. Access will be provided by existing driveways off Prima Vista Blvd and Frair Street. Noise is being mitigated by distance from the property line and by a planted buffer with fence as required by code. Any proposed light will meet the requirements of code and be shielded when adjacent to east property line to prevent light trespass. The building is a single-story building which is consistent with the surround building heights. Based on the pattern of development this strip of land will continue to develop as commercial, as part of that, a cross access connection is planned on the east side of the development for future development.