

A. Compatibility

The proposed conditional use will be fully compatible with the residential and agricultural character of the surrounding area. We propose use of a single room of an existing single-family structure for home-based, one-on-one counseling services. The use will be indistinct from the residential and agricultural uses adjacent to the property. All services are to be provided on an appointment-only basis, typically six appointments per day, three days per week. Some clients benefit from contact with horses and farm activities that we are uniquely positioned to provide. The residential and rural character of the property is fundamental to our counseling approach. It would be counterproductive to change it. We propose no new structures, development, or soil disturbance.

B. Transition

No new structures or development is proposed, and the use will be focused on the single-family home near the center of the property with substantial setback from all property lines. Though no additional transition or buffer is necessary, the property also benefits from wooded edges along most property lines, separating it visually from neighboring properties.

C. Traffic

The property takes access from U.S. Highway 69 via a shared 30' easement, and the proposed use is expected to generate no more than 20 trips per business day when a full slate of client appointments is scheduled. This is typical of trips generated by the neighboring single-family homes on the adjacent stretch of U.S. Highway 69. The 30' easement has proven more than adequate for serving the Korean Methodist Church and our residential property for decades. Expansion of the easement would open the door to expansion of the corresponding road surface by either party sharing it, which would create additional impervious surface in extremely close proximity to the creek that parallels the easement. There is no pedestrian traffic, nor any sidewalks or trails in the area.

D. Parking and Loading

The property includes ample preexisting parking typical of a single-family residence. Concrete surface is adequate for parking at least four vehicles at once, and adjacent crushed rock aprons provide additional overflow and turnaround space. No new parking or impervious surface is proposed, as it is both unnecessary and would undermine the residential and rural character of the area. The property is oriented in a way that focuses

any traffic impacts, including headlight glare, vehicle noise and fumes, etc, inward rather than across property boundaries.

E. Signs and Lighting

So as to maintain the residential and rural feel of the property, no signs or additional exterior lighting are proposed.

F. Environmental Protection

Risk of environmental impact of the proposed use is lower than even the current low-impact residential use. The on-site wastewater treatment system has been inspected and deemed appropriate for current and proposed uses. No new construction or ground disturbance is proposed that might generate noise, dust, erosion, or run-off.

Standards for Approval

A. There is nothing about the proposed use that jeopardizes the health, safety, and general welfare of persons residing or working in adjoining or surrounding property. All potential impacts are typical of, and even less likely, than those associated with surrounding residential and agricultural uses. Additionally, safe and healthy communities benefit from ready access to mental health care and counseling, which the proposed use provides.

B. The spacious, rural character of the neighborhood, which will be enhanced and protected by the proposed use, ensures an adequate supply of light and air to surrounding property. No new structures or development are proposed which might negatively impact air quality and circulation even temporarily.

C. Road congestion, fire and flood hazard will not be impacted by the proposed development. The property has functioned with equal or greater intensity for decades without any such concerns. There is no new development proposed that would create greater exposure to flood from the nearby creek.

D. Maintenance of the property's residential and rural character will protect and enhance values of nearby properties.

E. The proposed use maintains the rural character of the area, secures an in-demand rural

residence in a prime location without conversion to another type of structure, and does so without negative impacts on nearby natural resources or the conversion of prime agricultural land. And, it delivers much needed mental health support to Story County's residents. Granting the requested CUP would be in full accord with the C2C Plan and the Ordinance.