

Conditional Use Standards Evidence

A. The conditional use is consistent with the spirit, purpose and intent of the Comprehensive Plan, will not substantially and permanently injure the appropriate use of neighboring property and will serve the public convenience and welfare.

Our building will be leased by health and wellness professionals who will provide access to members of our Milford community in order to improve their mental and physical state, well being and quality of life. Our professional lessees may refer to other members of the community as indicated and our presence in the community will attract clients to our area who may then take advantage of other services and attractions around Milford.

B. The proposed conditional use is to be located in a district wherein such use may be permitted, subject to the requirements of Chapter 1195, Conditional Uses.

1110 Main Street resides in the Office District, the requested conditional use of 442 C - Medical Clinics and Offices is a permitted conditional use as stated in chapter 1159.03 of the Milford Zoning Ordinance.

C. The requirements set forth for each specific conditional use will be met;

Chapter 1123.22 states **Clinic shall mean a facility used for the care, diagnosis, and treatment of sick, ailing, infirm and injured persons and those who are in need of medical and surgical attention, but who are not provided with board or room nor kept overnight on the premises. This use may include, but is not limited to, offices for doctors, dentists, chiropractors, psychologists, and psychiatrists.**

All of the services offered by our health and wellness lessees will be outpatient based services and therefore no one will be housed overnight.

D. Minimum standards for parking and loading areas shall be as required in Chapter 1187, Off-Street Parking and Loading Requirements;

Initially two of our lessees will be from our part owners. Jenny Stollmaier will be leasing one of the clinical office spaces and at any given time may have 3 total parking spots occupied. Jennifer Simpson will be leasing another clinical office space with 3 total parking spots occupied at most. We will have two other clinical office spaces for lease with one practitioner in each office with one client each and potentially one client each in the waiting room for an additional 6 parking spots being utilized. Therefore the maximum number of parking spaces needed at any given time will be 12. This number is based on a maximum of 4 employees, each employee seeing a client and 4 clients waiting to be seen. There are currently 14 parking spots at this location.

E. Minimum Standards for landscaping shall be as required in Chapter 1189, Landscaping and Bufferyard Requirements.

Not applicable. 1189.02 states that chapter 1189 is applicable to new property and substantial expansion of existing property. This property is neither new nor being expanded.

F. The proposed use shall be adequately served by essential public facilities and services such as, but not limited to, roads, public safety forces, stormwater facilities, water, sewer, and schools.

The proposed use is served by all essential public facilities.