

SPECIAL EXCEPTION USE FINDINGS OF FACT



You must respond to all findings; please type or print legibly in blue or black ink.

Project Information:

Project Name: Duke Health Medcial Office

Special Exception Use:

UDO Section No.: Section 3.02.B.5a and 5b

Special Exception Use: Medical Office Building - Integrated Center

Specific Special Exception Use Request:

Integrated Center >24,000 SF Main Floor Area

Integrated Center >60,000 SF Gross Building Area

For DPZ Use only

NWS # 116-200-11

Date Received: Ad 04/30

Received

NOV 14 2016

Planning & Zoning

Findings of Fact:

A petition for Special Exception Use may only be approved upon the presentation of sufficient evidence. Please include as much detailed information or unique conditions that would enable the Board to make a written determination that:

- (1) The proposed use will not be injurious to the public health, safety, comfort, community moral standards, convenience or general welfare:
The proposed medical office use will clearly be beneficial to the public health and safety of the community since it will provide much needed health-related services to a location that is convenient to the Town's residents.
- (2) The proposed use will not injure or adversely affect the adjacent area or property values therein:
The proposed medical office use will not adversely impact the values of adjacent properties, as their industrial and commercial nature are not impacted by a medical office use.
- (3) The proposed use will be consistent with the character of the district, land uses authorized therein, and the Town of Holly Springs Comprehensive Plan:
The proposed use is consistent with the Local Business zoning district, and this use is also consistent with both the commercial nature of Regional Center and the office nature of the Business Park FLU designations.
- (4) The proposed use shall conform to all development standards of the applicable district (unless a waiver of such development standards is requested as part of the special exception use petition and approved by the Town Council in which case the proposed use shall conform to the terms and conditions of such waiver):
With the exception of waiver requests for which we feel are justified, the development will conform to all development standards of the applicable district.
- (5) Access drives or driveways are or will be sufficient in size and properly located to: ensure automotive and pedestrian safety and convenience, traffic flow as set forth in Section 7.09 – Pedestrian Circulation and Vehicular Area Design; and, control and access in case of fire or other emergency:
The access driveway along Irving Parkway is sufficiently sized to accommodate two-way traffic generated by this development. Internal circulation is provided for and parking island radii will accommodate emergency vehicle circulation.

