

In addition to the information required in the application, the Applicant shall substantiate to the satisfaction of the Zoning Board and/or the Commission, the following facts:

- A. That the requested use at the location proposed will not:
1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area.
Community Serving Land Use: The school is local-serving and as a public charter school, is open to any students who apply. The subject site is centrally located and available to meet the demonstrated demand in the Florence Firestone area for a public charter high school.
Industrial Land Reuse and Cleanup: Construction and demolition materials will be recycled to the extent possible. Urban infill of a local serving high school is desirable onto a property with industrial land use in close proximity to existing residential.
Transition to a Less Intense Land Use: The Applicant proposes to demolish an existing, active manufacturing facility and cause cessation of a significant number of industrial/manufacturing related truck trips and reduce hours of operations during weekdays. Demolition of all existing structures will be carefully controlled in terms of noise, dust and debris removal.
 2. Be materially detrimental to the use, enjoyment or valuation of property or other persons located in the vicinity of the site.
Lack of Unmitigated Impacts: The project will be constructed and operated with built in measures and operations controls to mitigate potential impacts from traffic, circulation, noise, and soils.
Adequate Carrying Capacity: The 3 acre site has adequate carrying capacity to accommodate the school use including parking, circulation, landscaping, and classrooms.
No impact on Property Valuation or Use: The proposed use will not impact the valuation of residential or industrial land uses in close proximity. The use of the property to the south for Beach I has proven that school uses can coexist adjacent to other industrial and residential land uses along Beach Street and north and south to 83 and 82nd streets.
 3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
Extensive Environmental Review and Mitigation: The property has been subjected to an extensive array of environmental analysis relating to air quality, rail safety, soils, geology, pedestrian safety, traffic and parking, and public improvements. Measures are being implemented in accordance with State DTSC review to insure no potentially unmitigated significant environmental impacts
Compliance with Local Codes: All public improvements including street, curb, sidewalk, gutter, street trees and street lights are subject to review and approval by County DPW. County Fire Department has full authority to review and condition the on site circulation, access to the structures, and location/number of hydrants and fire flow.
Compliance with DSA: All buildings will be reviewed and approved by the DSA for compliance with applicable state building codes for a charter high school.
- B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
Compliance with Title 22: This flat, 3 ac. property can accommodate required yards, circulation, parking, loading and building components with no variances or exceptions to code.
Compliant Perimeter Improvements: Perimeter walls and fences will create a closed and secure campus and such improvements will comply with applicable codes.
- C. That the proposed use is adequately served:
1. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
No unmitigated Intersection Impacts: The traffic impact study identifies no unmitigated intersections level of service impacts on a project-specific or cumulative project basis.
Beach Street Circulation: Drop-off and Pick-up of students will be carefully controlled to avoid turning movement and circulation impacts on existing adjacent land uses.
 2. By other public or private service facilities as are required.
Adequate Service Facilities: The existing by-right use and the proposed use by CUP will continue to be adequately serviced by private water and public sewer, electrical and gas utilities