

Mr. Chairman,

I move that we recommend approval of Conditional Use #2074 for QUAIL VALLEY 1525, LLC (Midway Fitness) for a therapy and fitness center based upon the record made during the public hearing and for the following reasons:

1. The project is located on the north side of Savannah Road in an area where there are mixed uses of residences and businesses. The primary uses in the area are offices and residential. There are multiple conditional uses in the area for offices and medical offices.
2. With the conditions imposed on this use, this is an appropriate location for the conditional use.
3. The Property is currently zoned AR-1 (Agricultural Residential) and the proposed project meets the purposes and requirements of that District. This application is for a conditional use in an AR-1 district.
4. The proposed project will be served by central water and sewer, in accordance with Federal, State, and County requirements.
5. Through consultation with DelDOT, the proposed project will have one entrance on Savannah Road.
6. The property will be used as a therapy and fitness center and will have a minimal impact on the character of the neighborhood.
7. The project, with the conditions and limitations placed upon it, will not have an adverse impact on the neighboring properties or community.

8. The proposed project meets the purposes and standards of the Sussex County Zoning Code and the purposes of the AR-1 district.
9. This recommendation for approval is subject to the following conditions and stipulations:
 - a. The project shall be served by a central sewer system in accordance with the Sussex County Engineering Department specifications and in conformity with all DNREC regulations as part of the Sussex County West Rehoboth Expansion of the Dewey Beach Sanitary Sewer District.
 - b. The project shall be served by a publicly regulated central water system providing drinking water and fire protection as required by applicable regulations through Tidewater Utilities, Inc.
 - c. Stormwater management and erosion and sediment control shall be constructed in accordance with applicable State and County requirements including the requirements of the Sussex Conservation District and the Inland Bays Pollution Control Strategy. The Applicant, its successors and assigns, shall operate the stormwater management facilities using Best Management Practices and Best Available Technologies.
 - d. All entrances, intersections, roadway improvements, and multi-modal facilities required by DelDOT shall be completed by the Applicant as required by DelDOT.

- e. A landscape buffer of Leyland Cypress or similar vegetation shall be maintained or planted along the boundaries of the project adjacent to any residential properties so that the facility will be screened from view from any residential properties.
- f. An 8 foot tall fence shall be constructed along the boundaries of the project adjacent to any residential properties.
- g. The proposed therapy and fitness center shall be set back at least 30 feet from all property lines.
- h. The number of parking spaces required for this proposed project is clearly excessive and unreasonable. Accordingly, the number of parking spaces required shall be modified and reduced. The proposed project shall have 200 parking spaces. All vehicle parking areas shall be clearly shown on the Final Site Plan and clearly marked on the site itself.
- i. Any security lighting shall be low-level lighting on a timer and downward screened so that it does not shine onto neighboring properties or roadways.
- j. Hours of operation shall be between 5 am and 9 pm,
_____ (M-F) and between
 5 am and 5 pm (Saturday and Sunday).
- k. The Final Site Plan shall be subject to the review and approval of the Sussex County Planning and Zoning Commission.

