

Landscape Waiver Application – Attachment

The purpose of this "Revised District Development Plan" is to accommodate the minor changes to the architectural construction plans and the related impact on the site. A landscape waiver is requested to accommodate the architectural impact on the site.

The requested landscape waiver is to allow a small area of parking to encroach into the required 5' VUA / LBA 3.36 '. The applicant is not requesting the required plant material to be waived.

1. Because the required plantings and buffering will be installed, the requested waiver will have a minimal if any adverse affect the adjacent property owner.
2. Granting the requested waiver will not violate the comprehensive plan. The applicant is following the process to revise the plan, and apply for the landscape waiver. Further the waiver will have a minimal if any impact on the adjoining property owner.
3. Yes, granting the waiver of the regulation is the minimal relief needed by the applicant. The applicant has made minor architectural changes to meet building code and marketing requirements. Denial of this waiver will force the applicant to reduce the building size and create a significant financial hardship on this project.
4. The applicant is providing the required plantings and buffering. This is only for a short distance and not for the entire length of the property line or requirement. The applicant has considered several options to create the product he envisioned. Denial of this waiver will force the applicant to reduce the building square footage and create a significant financial hardship on this project as well as diminishing the quality of the product.



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