

Variance Waiver Summary For
Ord. No. B-582(K1110), § 6, 12-6-2010 / Business Park Design Standards : 7-52, E1

We are requesting a Variance for “Ord. No. B-582(K1110), § 6, 12-6-2010 / Business Park Design Standards : 7-52, E1” which permits Loading Areas and Loading Doors to be facing IH-35. We believe that the Proposed Loading Area and Doors for NDCP-Cold Storage follows the intentions of the Code. The Site is located on a Parcel that does not abut any ROW, with the Loading Area more than 200’ from the ROW, located behind the neighboring Parcels facing S. Burleson Blvd as seen in the Aerial. The Loading Area and Doors will be screened as shown in the Proposed Landscaping (*LPO.00-LP1.01 in Commercial Site Plan*).



Aerial of Site



Core X Premier

Above is the neighboring property, Core X Premier, which is located at 6501 Highpoint Pkwy. Although it is understood that this development may have been subjected to older code, the dock doors do not face IH35, yet the Loading Area remains visible to passing traffic. What is proposed in NDCP-Cold Storage Landscape Plans (*LPO.00-LP1.01 in Commercial Site Plan*) is a screening of Nellie R Stevens Holly. This Landscape Screening, will prevent visibility from ROW, continuing to promote the purpose and intent of the Business Park Planned Development Design Standards.