

August 21, 2023

VARIANCE REQUEST

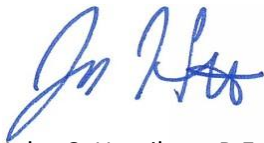
Please review our variance application in association with Site Plan 23-129. Per this submittal, we kindly ask for the city staff's approval of our variance in conjunction with the proposed auto sales development and recommendation for approval in the following Planning & Zoning Commission and City Council hearings.

Due to proposed land use, we are requesting a variance for Article V Section 5-52.o. This portion of the code does not permit parking between the principal address of the building and the street without approval of alternate design when in the IH-35 overlay specific plan area 3. As shown in our site plan (attached), for the function of auto sales, we are requesting the ability to park in the area between the building and IH-35 Frontage Road. This location of parking is typical for land uses associated with auto sales.

Due to land use and site constraints, we are also requesting a variance for Article V Section 5-51.h.2. This portion of the code requires a 'green' with a minimum area of 1 acre. The north site is roughly 5 acres while the south site is roughly 7 acres. By requiring 1 acre of 'green', as described in the code, the developable area of the site is greatly compromised. While we are not able to meet the 'green' requirements, we are exceeding the minimum requirement of 5% net site dedicated to open space. The cumulative of both sites would require 26,198 sf of landscaped area and we are providing 95,513 sf. As shown in the site plan (attached), and due to the function of the proposed site, the open spaces are spread out across both sites. Furthermore, we are providing over one continuous acre of open green space along Traver Road equating to 45,985 sf. and should satisfy the 'green' requirement from a cumulative viewpoint.

Additionally, due to land use and site constraints, we are also requesting a variance for Article III Section 86-105.a. This portion of the code requires no less than forty percent of the total landscaping to be located in the designated front yard. Due to the layout of the site, the open spaces are spread out across the site. We are providing one continuous acre of open green space along Traver Road equates to 45,985 sf. The open space "Landscape Buffer" along the north property line equates to 11,938 SF open space, and the open access detention pond equates to 37,590 SF. All spaces have turf and trees.

Sincerely,



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