

PROPOSAL, VARIANCES / DESIGN WAIVERS & SITE PLAN WAIVERS

PROPOSAL:

The proposal is limited to commercial parking modifications at the property.

DESIGN WAIVERS REQUESTED:

1. Section 310-16-6B(4) – parking stalls proposed to be 9' x 16' when 9' x 18' is required;
2. Section 310-16-6B(5) – no parking space permitted within any landscaped buffered area. And no buffering is proposed.
3. Section 310-40-8 – 2-way aisles must be at least 25' wide; aisle along Beach Drive is 20' wide.
4. Section 310-40-12 – one tree for every 20 parking spaces should be provided; none proposed.
5. Section 310-40-13B – no off-street parking or loading space shall have direct benefit from a street but shall have provided adequate driveways and turning areas. The 2 southeast parking spaces are accessed directly from the road without the benefit of a driveway (existing condition);
6. Section 310-40-13B – no loading or parking spaces shall be located in any required buffer area; no buffering exists.
7. Section 310-40-13D – no required off-street parking shall be permitted in streets, fire lanes, driveway aisles, sidewalks or turning areas or within 20' of the building being served; here, vehicles overhand onto Woodlane Road ROW at the curblines; and
8. Section 310-41-5 – parking lots located in front of buildings shall be screen from adjacent road ways; no screening exists.

SITE PLAN CHECKLIST WAIVER REQUEST:

The Applicant requests a waiver from most Checklist items so noted due to the fact that the proposal is limited to the request minor site plan approval for commercial parking modifications, and no construction / improvements to the existing shopping center or existing apartment complex structures are proposed.