

Variations Requested

Article 2

• Sec. 2-31(h) - All on-site utilities shall be installed underground. Large transformers shall be placed on the ground within pad mounts, enclosures or vaults. The developer shall provide adequate landscaping to screen all above-ground facilities.

○ Variation to allow existing overhead power to remain where scope of proposed development does not require its relocation.

Article 6

• Sec. 6-29 Table 6-2 - Minimum driveway radius for a Commercial or Multi-Family Residential Development to be 15 feet.

○ Variation to reduce minimum driveway radius to 10 feet. Reduction is required for driveway to Tract 2 parking area to work with existing roadway geometry.

• Sec. 6-52 - Off-street parking areas shall be set back from front, side, and rear property lines by at least five feet, except that the community development director may authorize a reduction in the parking lot improvement setback to no less than three feet where a front landscape strip as required by Article 5 of this development code is authorized to have a variable width.

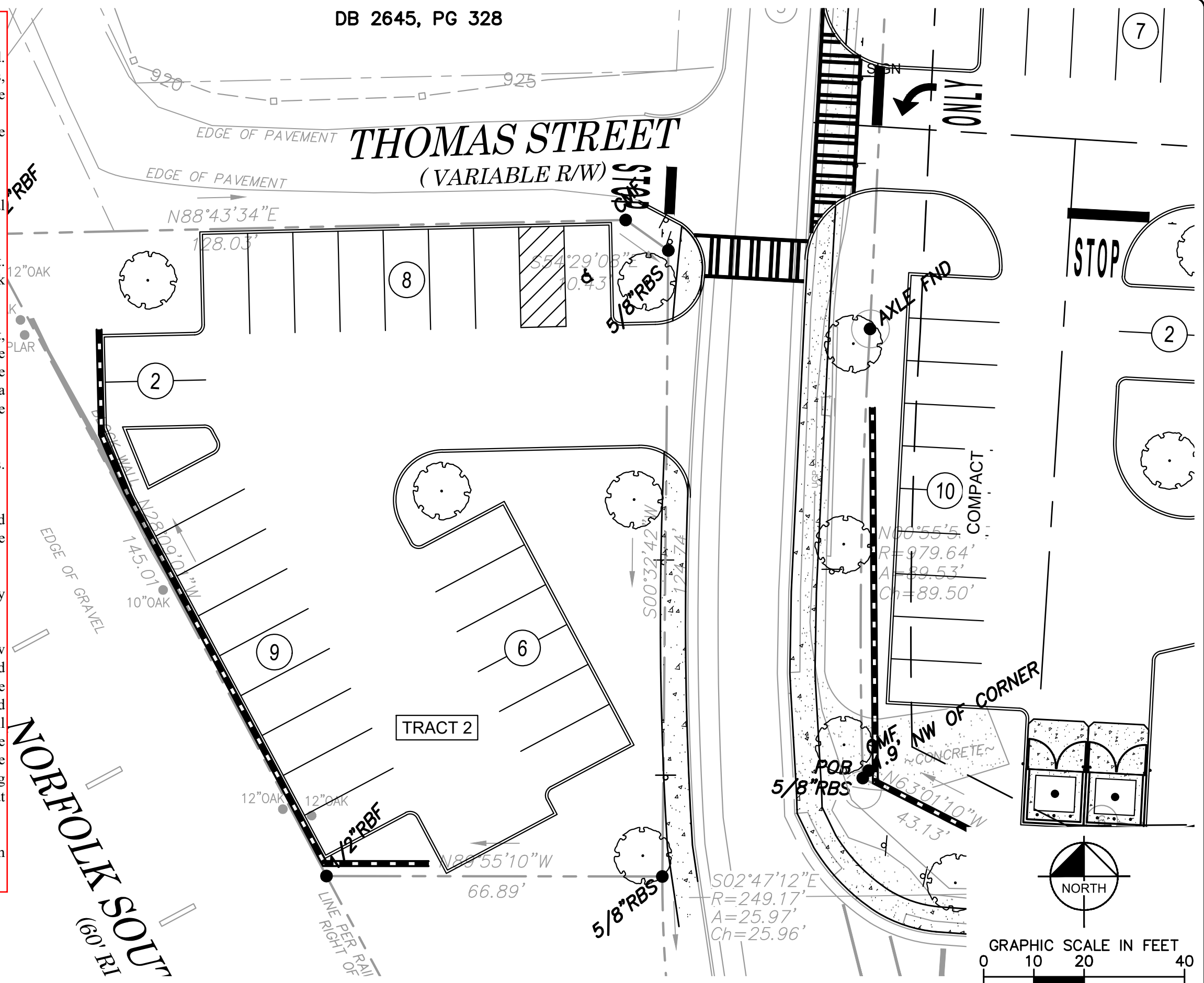
○ Variation to allow parking areas within five feet of property lines. Variation required to meet minimum parking count.

• Sec. 6-53 (b) - No off-street parking to space shall be permitted directly from an access driveway within the first 30 feet of the driveway back from the street right-of-way line.

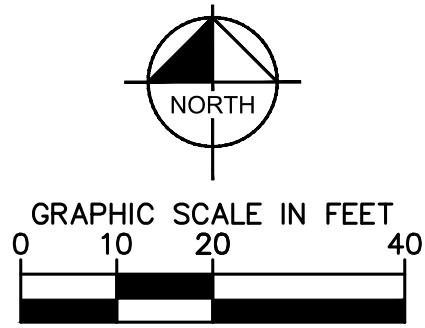
○ Variation to reduce this requirement to 15 feet from right-of-way line. Reduction required to meet minimum parking count.

• Sec. 6-81 (b) - The community development director may allow parking at a rate of up to 10 percent above the maximum permitted number of spaces, or at a rate of no more than 20 percent below the minimum required, on a case-by-case basis, based upon the scale and impacts of the request, for good cause shown. The applicant shall make said request in writing which may be required to include documentation from an acceptable industry publication (e.g., Institute of Transportation Engineers, Urban Land Institute, American Planning Association, etc.) or a study prepared by a qualified professional that documents parking requirements.

○ Variation to allow a 27 percent reduction from the minimum required parking.



POWDER SPRINGS - PARKING LOT EXHIBIT OPTION 2



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