

## MODIFICATIONS TO A SPECIAL USE PERMIT WORKSHEET

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For any petition requesting Modifications to the Land Development Code with a Special Use Permit, the petitioner is required to submit a separate response for each requested modification, provide justification for the request, and describe any incremental improvements above code requirements proposed to mitigate impacts.

All code requirements shall be met wherever possible. Modifications, a form of variance granted with a special use permit, may be granted where there are unique conditions qualified as practical difficulties or unnecessary hardships and "the variance granted is the minimum adjustment necessary for the reasonable use of the land."

Special Use for Parcel C with the following modifications:

**Code Section:** Section 6-212.B

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**Requirement:**

- a. Place lots at the rear of buildings away from pedestrian-oriented streets
  - b. Provide dual entrances to the building, allowing patrons to enter both from the sidewalk and parking area
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**Requested Variance/Modification:** a. Allow for trash enclosure and parking lot within setback area due to existing site constraints  
b. Multiple entrances to the building creates a safety concern for the use type

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**Incremental Improvements:** The design of the building is intended to incorporate strong Architectural identities with a correlation to those in the area:  
a. Taller parapets/building elements for better visibility  
b. Use of more 'premium' materials and design elements on all four sides  
c. Use of decorative landscaping and retaining walls to achieve similar visual goals expressed

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Special Use for Parcel C with the following modifications:

**Code Section:** Section 6-212.D.6.c

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**Requirement:** Rear setback at 30' minimum

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**Requested Variance/Modification:** Due to existing site constraints, the rear setback needs to be 15' as shown

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**Incremental Improvements:** Decorative retaining walls and landscaping will be introduced to provide a solid buffer as required by code

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Special Use for \_\_\_\_\_ with the following modifications:

**Code Section:** \_\_\_\_\_

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**Requirement:** \_\_\_\_\_

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**Requested Variance/Modification:** \_\_\_\_\_

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**Incremental Improvements:** \_\_\_\_\_

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