

MODIFICATIONS TO A SPECIAL USE PERMIT WORKSHEET

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 Planned Development with the following modifications:

Code Section: 6-306.E.7.b Off-Street Parking and Loading Requirements

Requirement: Off-street parking spaces for nonresidential uses may not be located in the front and corner-side building setbacks between the building and the R.O.W

Requested Variance/Modification: There is off-street parking proposed between the building and 171st Street; however, it is outside of the required 25 ft building setback along 171st Street

Incremental Improvements: Landscaping and grading are used to screen this section of the parking lot from the public right-of-way minimizing the visual impact from the street.

Special Use for Planned Development with the following modifications:

Code Section: 6-306.B.3 Off-Street Parking and Loading Requirements

Requirement: Any parking request exceeding a 20% increase to the code requirement shall be a variance or modification pursuant to a special use.

Requested Variance/Modification: 178 parking spaces are proposed (126% of the code required parking). Please refer to Parking Comparison Table provided for similar local projects.

Incremental Improvements: Publicly accessible open space amenity areas are provided within and around the parking lot.

Special Use for _____ with the following modifications:

Code Section:

Requirement:

Requested Variance/Modification:

Incremental Improvements:

