

JUSTIFICATION LETTER

SITE PLAN DEVELOPMENT REVIEW LANDSCAPING WAIVER

THIS LETTER IS TO JUSTIFY THE DEVELOPEMENT OF A 2 STORY OFFICE BUILDING ONTHE PROPERTY LOCATED AT 220 S. JONES BLVD., WITH A WAIVER OF REQUIRED LANDSCAPING.

THE PROPOSED DEVELOPEMENT AT 220 S. JONES BLVD. CONFORMS TO THE SURROUNDING AREA THAT HAS BEEN RECENTLY DEVELOPED OVER THE LAST SEVERAL YEARS. THE CITY'S MASTER PLAN PROPOSES THAT THIS AREA OF JONES BLVD. SHOULD BE ALLOWED TO BE PR (PROFESSIONAL RESIDENCE} ZONED, OUR PROPOSED STRUCTURE SITS ON 2 REGULAR SIZED LOTS WITH A 2 STORY 2,486 SQUARE FT. PER STORY OR 4,982 TOTAL SQ. FT. BUILDING.THIS IS LESS FOOTAGE THEN THE 2 SINGLE FAMILY RESIDENCES THAT WERE REMOVED OCCUPIED. MANY OF THE STRUCTURES ON JONES BLVD ARE 2 STORY STRUCTURES.

OUR PROPOSED STRUCTURE HAS THE GREATEST REAR YARD SET BACK OF ANY OF THE PR ZONED RESIDENCES IN THIS AREA . IF THE 2 PROPERTIES HAD NOT BEEN COMBINED THESE PROPERTIES WOULD NOT BE ABLE TO BE CONVERTED TO PR RESIDENCES BECAUSE THEIR WAS NO REAR YARD ACESS AREA AND THEREFORE NO REAR PARKING. NIETHER STRUCTURE WOULD HAVE BEEN ABLE TO MEET REQUIRED PARKING USING THE FRONT YARD AREA ONLY.

ALL OF THE RESIDENCES LEFT ON JONES BLVD. IN THIS AREA THAT HAVE NOT BEEN DEVELOPED HAVE THE SAME PROBLEM. THIS SITUATION HAPPENS APPROXIMATELY EVERY 4TH RESIDENCE, WHERE THE DISTANCE BETWEEN STRUCTURES DOES NOT ALLOW REQUIRED FIRE DEPARTMENT ACCESS.

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WE ARE ALSO ASKING FOR A WAIVER OF THE REQUIRED 8FT. SIDE YARD LANDSCAPE BUFFER ON THE NORTH PROPERTY LINE TO ALLOW A TEN FOOT AREA FOR THE TRASH ENCLOSURER.

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WE ARE ALSO ASKING FOR A WAIVER OF THE REQUIRED PARKING FINGER ISLANDS (TWO) BECAUSE THERE IS JUST ENOUGH ROOM FOR THE REQUIRED PARKING. IN LIEU OF THE REQUIRED FINGER ISLANDS WE ARE PROVIDING LANDSCAPING AT THE REAR OF THE BUILDING THAT IS A GREATER SQ. FT. AREA THEN THE LANDSCAPE FINGER ISLANDS (2) REQUIRED BETWEEN PARKING SPACES.

FOR THESE REASONS WE ARE ASKING FOR APPROVAL OF OUR PROJECT, WHICH WE FEEL IS A UPSCALE PROJECT THAT WILL GREATLY ENHANCE THE NEIGHBORHOOD.

SINCERELY

GREG WILDE
OWNER REPRESENTATIVE

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