

General Waiver Justification:

In order to justify approval of any waiver, the Planning Commission or Board of Zoning Adjustment considers four criteria. Please answer all of the following questions. Use additional sheets if needed. A response of yes, no, or N/A is not acceptable.

Waiver of: Section 10.2.12.B to not provide the interior landscape islands every 120 feet.

Explanation of Waiver:

1. The waiver will not adversely affect adjacent property owners because the plan is to develop this site in as environmentally sensitive a way as possible, thus avoiding curb and gutter and interior landscape islands in the parking lots in favor of less pervious surface and more perimeter landscape and saved plus, as necessary, planted additional trees.
2. The waiver will not violate the Comprehensive Plan because for all the set forth in the Detailed Statement of Compliance with all applicable Guidelines and Policies of the Cornerstone 2020 Comprehensive Plan filed with the rezoning application.
3. The extent of waiver of the regulation the minimum necessary to afford relief to the applicant because the proposed parking lot is small, so the number of landscape islands eliminated are few.
4. Strict application of the provisions of the regulation will not deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant because the applicant would not be able to develop this site in the same aesthetically attractive and environmentally sensitive way as it presently plans.

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