

JUSTIFICATION OF WAIVER

5.9.2.a.1.B.i for pedestrian connection

1. The waiver of a pedestrian connection from the sidewalk along Cooper Chapel Road to the new building will not affect any adjacent property owners. The new building will have no entrance facing Cooper Chapel Road, nor will there be any off-street parking areas between the new building and Cooper Chapel Road, thus a pedestrian access from Cooper Chapel Road would need to be routed through the existing access along Preston Crossings Blvd.
2. The waiver will not violate the Comprehensive Plan, as it is consistent with the Mobility Goals, does not interfere with safe mobility options, nor does it impede the facilitation of efficient connections between people and jobs, education, services, and neighborhoods. Without this pedestrian connection, the site remains accessible to pedestrians via Preston Crossing Blvd.
3. The requested waiver is the minimum necessary to afford relief to the applicant. The request is quite narrow and is limited to the pedestrian connection from Cooper Chapel Road. The pedestrian connection from Preston Crossings Blvd. will remain as proposed.
4. The Applicant has compensated for non-compliance with 5.9.2.a.1.B.i by exceeding the minimum requirements relating to floor area ratio. Per the LDC, the maximum allowed floor area ratio for this site is 5.0 and the actual floor area ratio for this proposal is 0.09.