

LANDSCAPE WAIVER JUSTIFICATION STATEMENT

598 - 600 N. ENGLISH STATION ROAD

March 31, 2014

In conjunction with the applicant's request for a new setback variance for a proposed building addition on the property located at 598 – 600 N. English Station Road, the applicant requests a waiver of Section 10.2.10 of the Land Development Code to allow the building addition to encroach into a small portion of the 15-foot landscape buffer area immediately adjacent to the addition. The requested waiver complies with the criteria for granting waivers as more fully explained herein and, therefore, should be approved.

The requested waiver will not adversely affect adjacent property owners because the area where the waiver is requested is on the front property line adjacent to N. English Station Road and not immediately adjacent to any residential uses. The addition will encroach 3-feet into the 15-foot buffer area, leaving a buffer of 12 feet between the proposed building addition and the landscape plantings along the road.

The proposed building addition and waiver comply with the Suburban Workplace Form District standards and are compatible with the development pattern in the area. The proposed setbacks, building heights, building and site design, and landscaping are compatible with the surrounding properties. In addition, a 35-foot buffer area with fencing and landscape plantings will be provided between the subject property and residential properties to the west and north to ensure that there will be no adverse impacts from the proposed development on nearby residentially-used properties. Furthermore, the proposed development encourages multi-modal transportation by providing pedestrian, vehicular, and transit access. Accordingly, the requested waiver will not violate the Cornerstone 2020 Comprehensive Plan.

The extent of the waiver is the minimum necessary to afford relief to the applicant because the proposed development will meet all other landscape and tree canopy requirements of the Land Development Code, and will include landscape buffer areas along the property perimeter.

The applicant has incorporated other design measures that exceed the minimums of the district and compensate for noncompliance with the regulations by providing substantial landscape plantings within the site and along the property perimeter where the landscaping will serve as a buffer. In addition, a tree canopy preservation area will be preserved in the middle of the subject site to buffer the residential properties to the north and west from the more intense commercial uses on the front of the site. And finally, a large portion of the rear of the property where it directly adjoins residentially-used property will remain as recreational open space and be utilized for soccer fields.

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