

WAIVER JUSTIFICATION STATEMENT

SSC Development Holdings, LLC

2500 Terra Crossing Boulevard

The proposed waiver, which will permit the applicant to waive the required amount of clear glass glazing along the northwest elevation of the proposed grocery store on the subject property will not adversely affect the adjacent property owners. The proposed structure will comply with the remainder of LDC Section 5.6.1 regarding animating features and building design. However, the proposed building, like most large format retail buildings, will not have the amount of glazing as a smaller, more pedestrian-focused building might. In addition to the animating design features, the proposed building will be located behind a significant landscape area along Terra Crossing Blvd. and a parking lot with interior landscaping.

This waiver will not violate the Comprehensive Plan. The proposed commercial development is consistent with other Suburban Workplace commercial developments in the area. The property to the north of the subject property is developed as a hotel. The property to the south is a fuel center. The properties across Terra Crossing Blvd. are offices. The proposed building design waiver is necessary to allow a new grocery option in this part of the community.

The reduction in clear glazing is the minimum waiver necessary to allow the proposed building to function as intended. In larger format retail stores, especially those set back from the street, the typical design includes glazing near entrances but less than would be found in a small shop design. Here, the proposed development includes both large format and small shop design elements resulting in significant glazing along the front façade.

The waiver arises from special circumstances that do not generally apply to land in the vicinity of the project. The area includes a mix of uses but no large format retail structures. Nearby uses include a hotel, automotive dealership, offices and residential. Many of these uses have no glazing requirement at all.

The strict application of the regulations would create an unnecessary hardship on the applicant, eliminating the possibility of a grocery store on the subject property. The large amount of residential property in the area creates a need for this kind of use, and applying the regulation strictly in this instance would make meeting that demand significantly more difficult.