

Wells Fargo Parking Lot
112 W. Magnolia Street.

Alternative Compliance Request

The owner requests a modification of the standard per Section 2.8.2(H)(1)-The plan as submitted will promote the general purpose of the standard for which the modification is requested equally well or better than would a plan which complies with the standard for which a modification is requested.

The standard per Section 3.2.2(J) states that a 15' setback is required along an arterial (in this case, College Ave.) and a 5' setback is required from lotlines. The proposed layout provides the needed setbacks on the north and south property lines; the setback from the alley (west property line) is 6" and the setback from College Ave is 8' (at the narrowest point).

The owner is requesting this modification for the following reasons:

1. Providing the additional 4.5' on the east side and 7' on the west side would result in the elimination of an entire row of parking and thus the loss of a minimum of 8 parking spaces.
2. The extra area provided in these setbacks would not allow the owner to maximize the much needed parking area in this existing lot.
3. With the approval of the proposed parking layout, Wells Fargo will gain back the 35 parking spaces lost when the parking agreement they shared became invalid (see Statement of Planning Objectives).

The proposed site and landscape plans provide a 3' tall masonry wall on the east property line as well as substantial landscape buffers (including trees being provided in larger quantities than required) on the east and south to aid in buffering and screening the parking lot and attempting offset the effects of smaller setbacks.