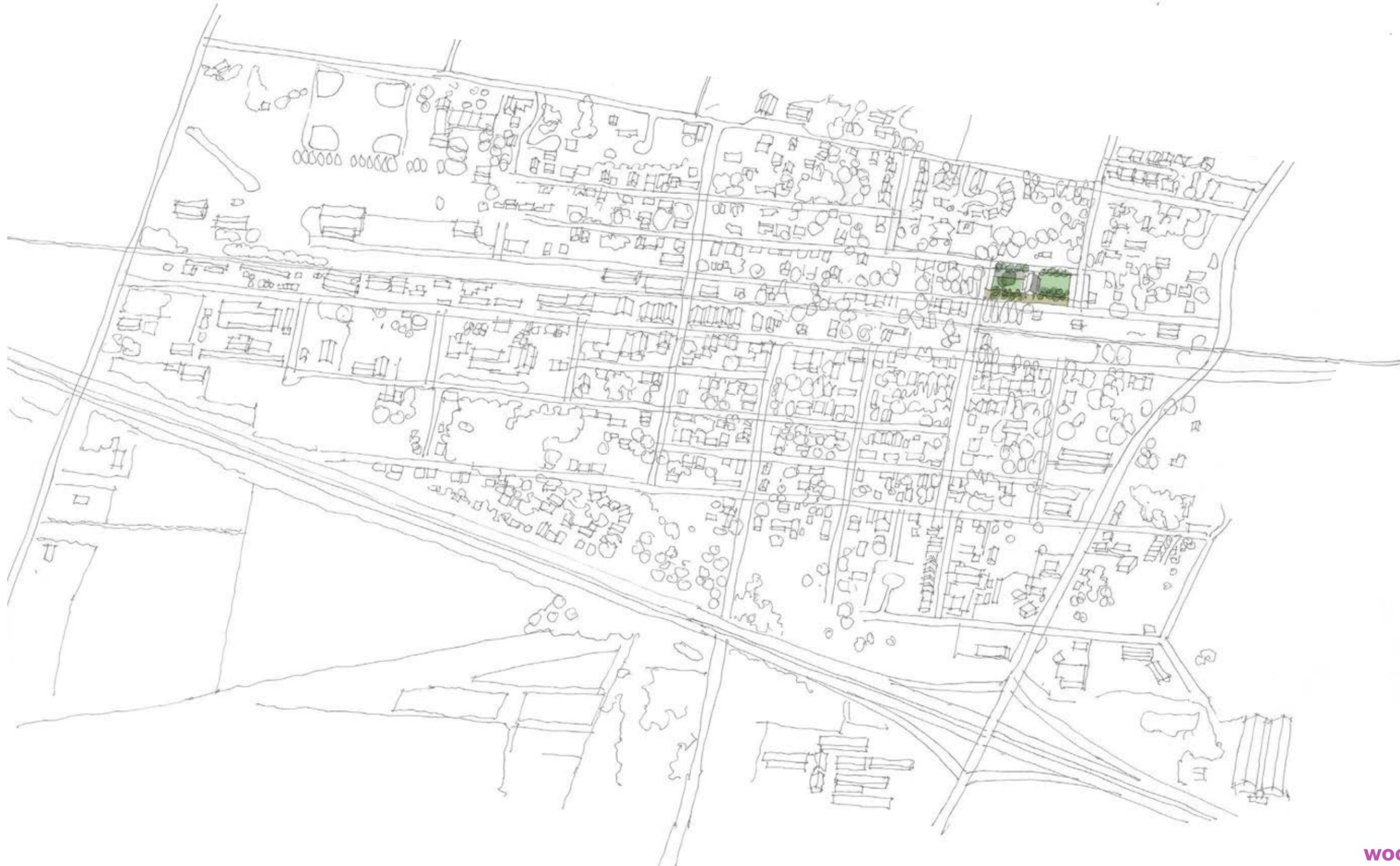
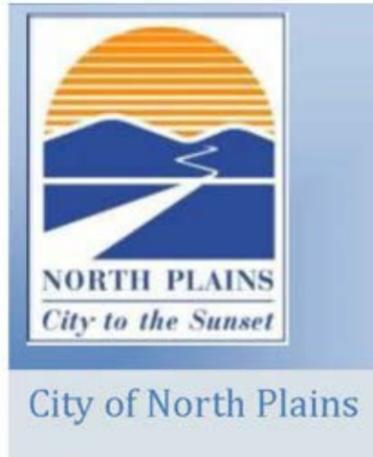


JESSIE MAYS COMMUNITY HALL EXPANSION PROJECT

November 18 2015





Type III actions are generally more complex. They may require considerable discretion and may need extensive conditions of approval to mitigate their impact and/or to ensure compliance with the Code. Because interpretation is involved, opportunities for public input are maximized. Examples include: Special use permits, such as for golf courses, schools, public buildings, rock quarries and non-farm dwellings

PLANNING HANDOUT - VARIANCE

Introduction

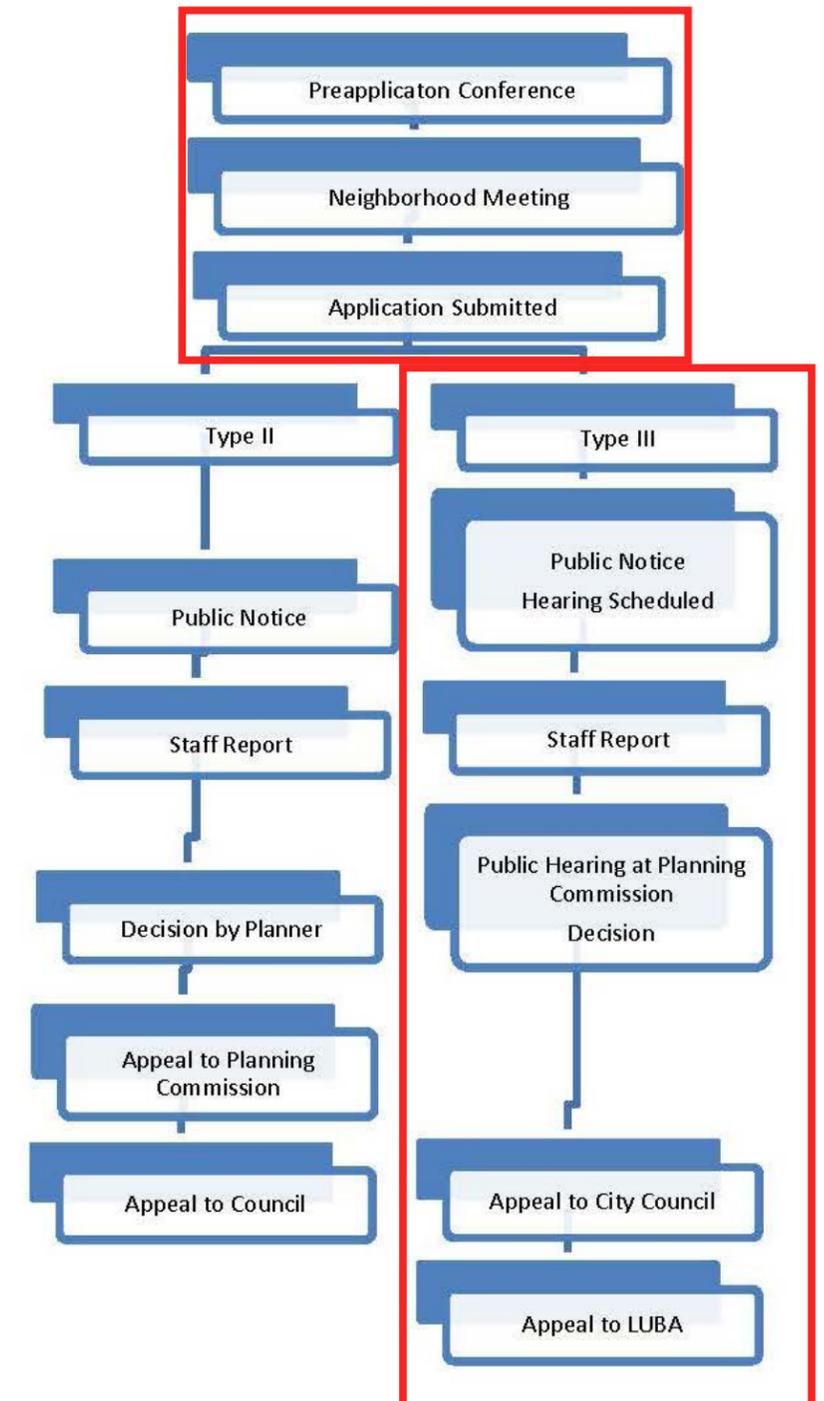
What is a Variance?

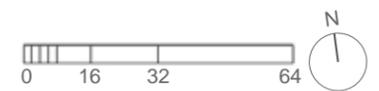
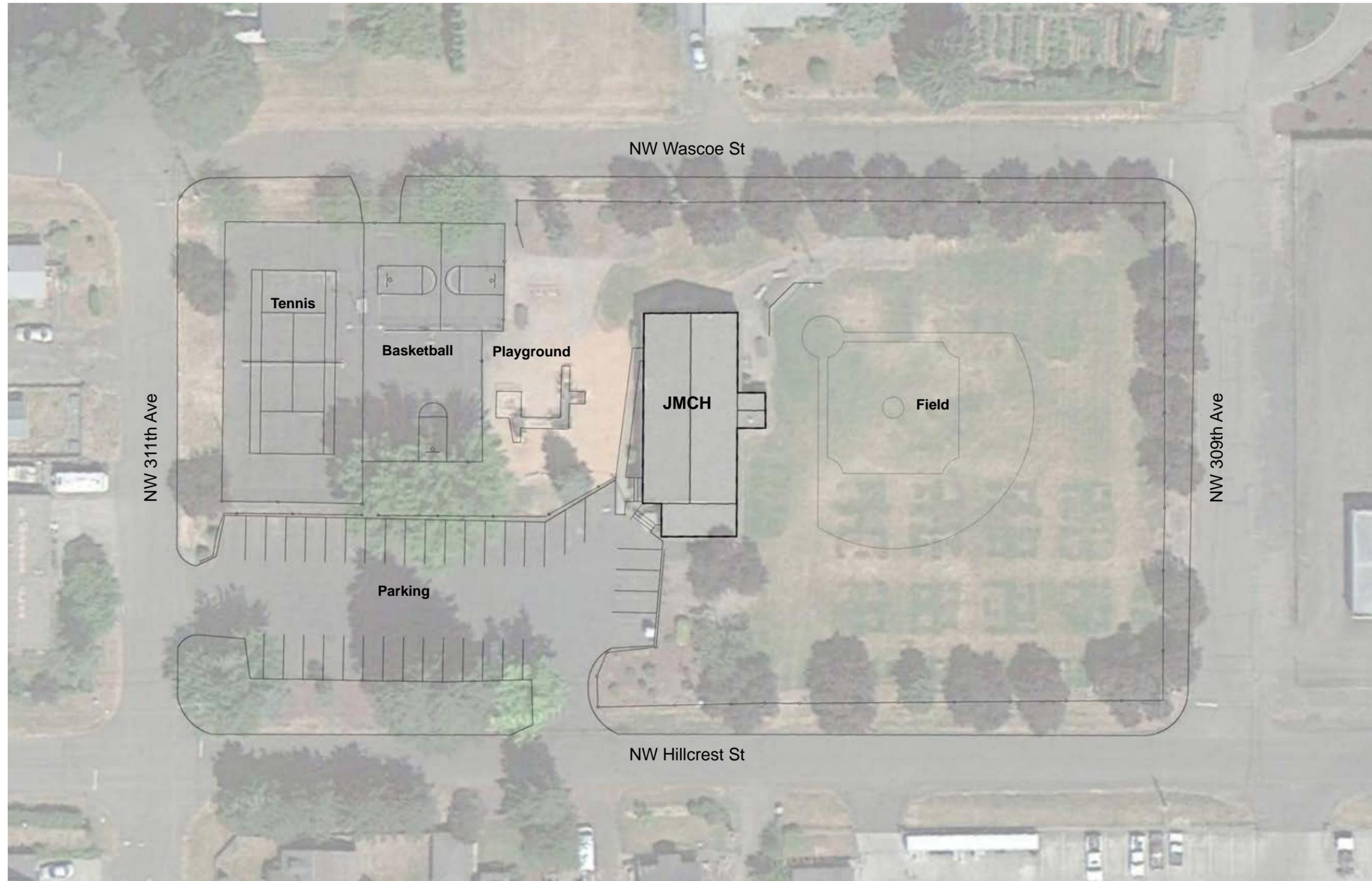
By definition, a Variance is a "License to engage in an act contrary to a usual rule". The purpose of a variance is to provide administrative relief when a strict application of the zoning requirements of lot width, lot depth, building height, setback, access, or other dimensional or site requirements would impose practical difficulties. These difficulties may result from geographic, topographic, or other physical conditions on the site or in the immediate vicinity. For example, the location of a drainage ditch or similar feature may make it impossible for a new home to meet required yard setbacks. Due to the presence of this feature, it becomes necessary to modify the setbacks to allow construction of the home.

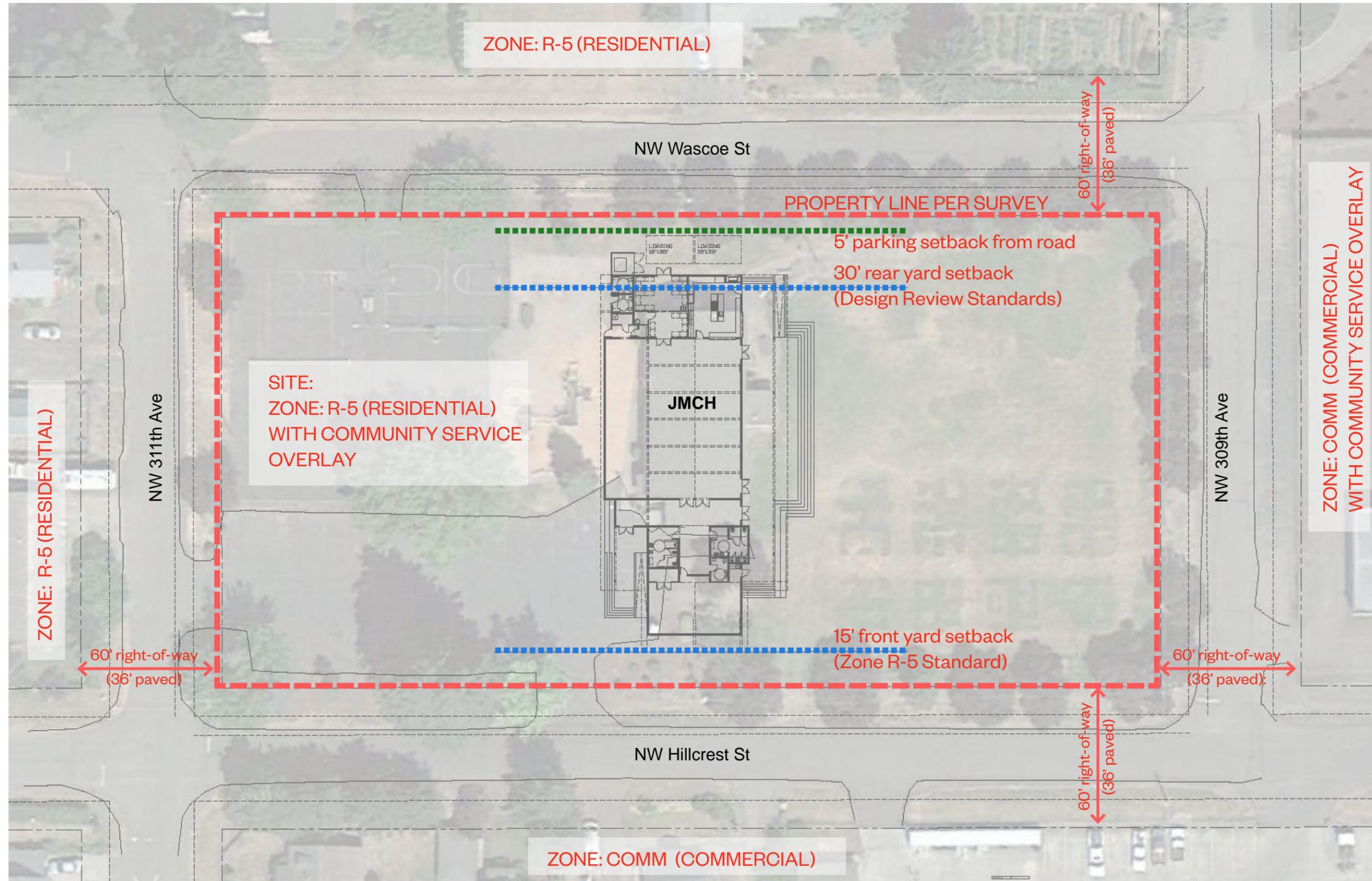
The City can only approve a Variance to address a hardship, and one that is a direct result of a limitation beyond control of the owner. In the above example, the location of the drainage ditch prevents the owner from constructing a home that meets the setback requirements. However, without the drainage ditch, there are likely no physical restrictions preventing compliance with building setbacks. Regulations specifically prohibit the City from approving a Variance to address individual or aesthetic preferences, personal economic factors to allow a use not otherwise permitted in the zone.

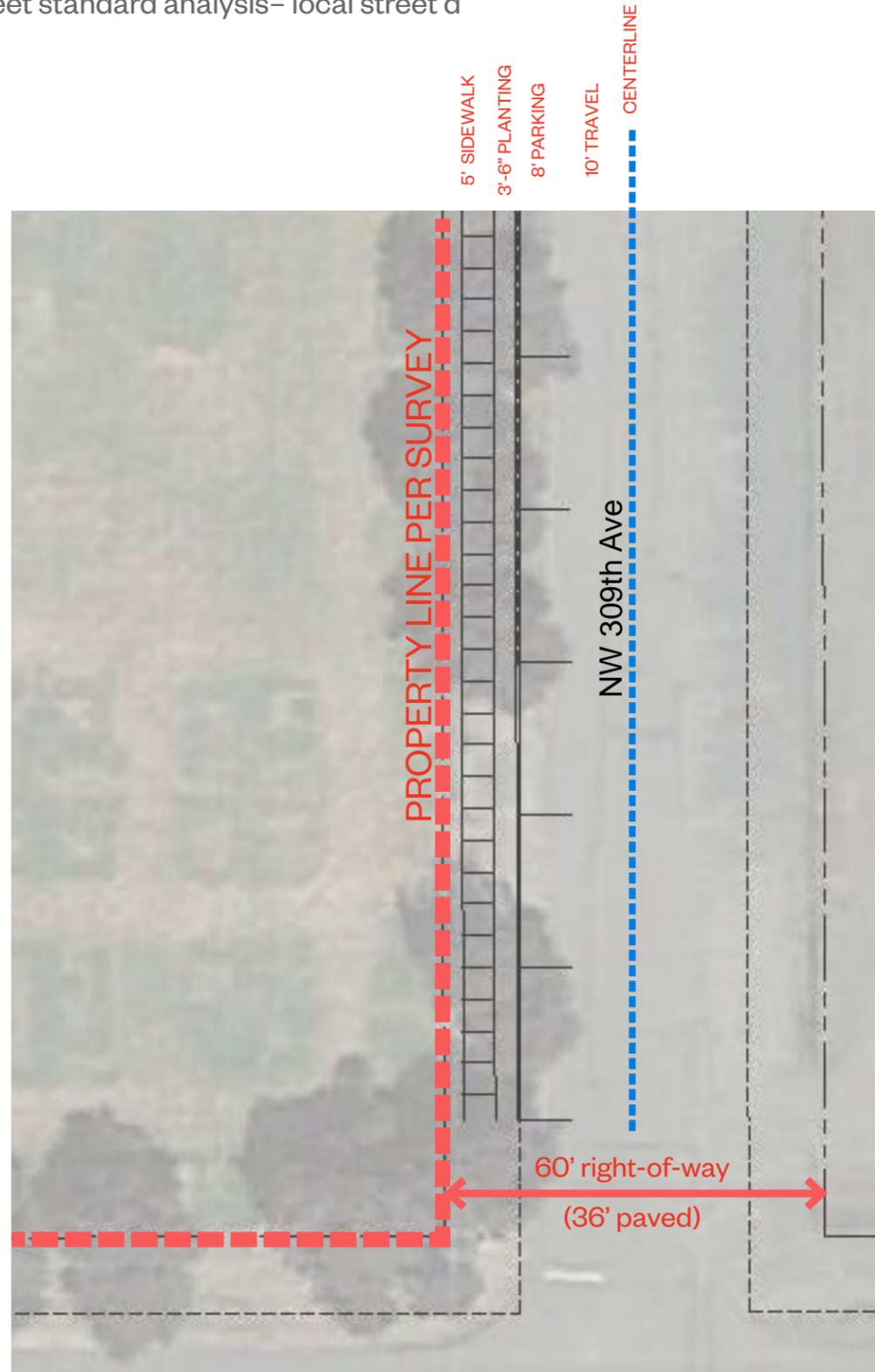
Minor variances, not to exceed 10%, from lot size, depth, width, area, coverage, landscaping and setback standards may be authorized administratively upon adequate demonstration by the applicant that the proposed variances shall be process as a Type II process. Variances outside the 10% threshold from lot size, depth, width, area, coverage, landscaping and setback standards must be process as a Type III process before the Planning Commission.

Summary of Procedures Type II and III

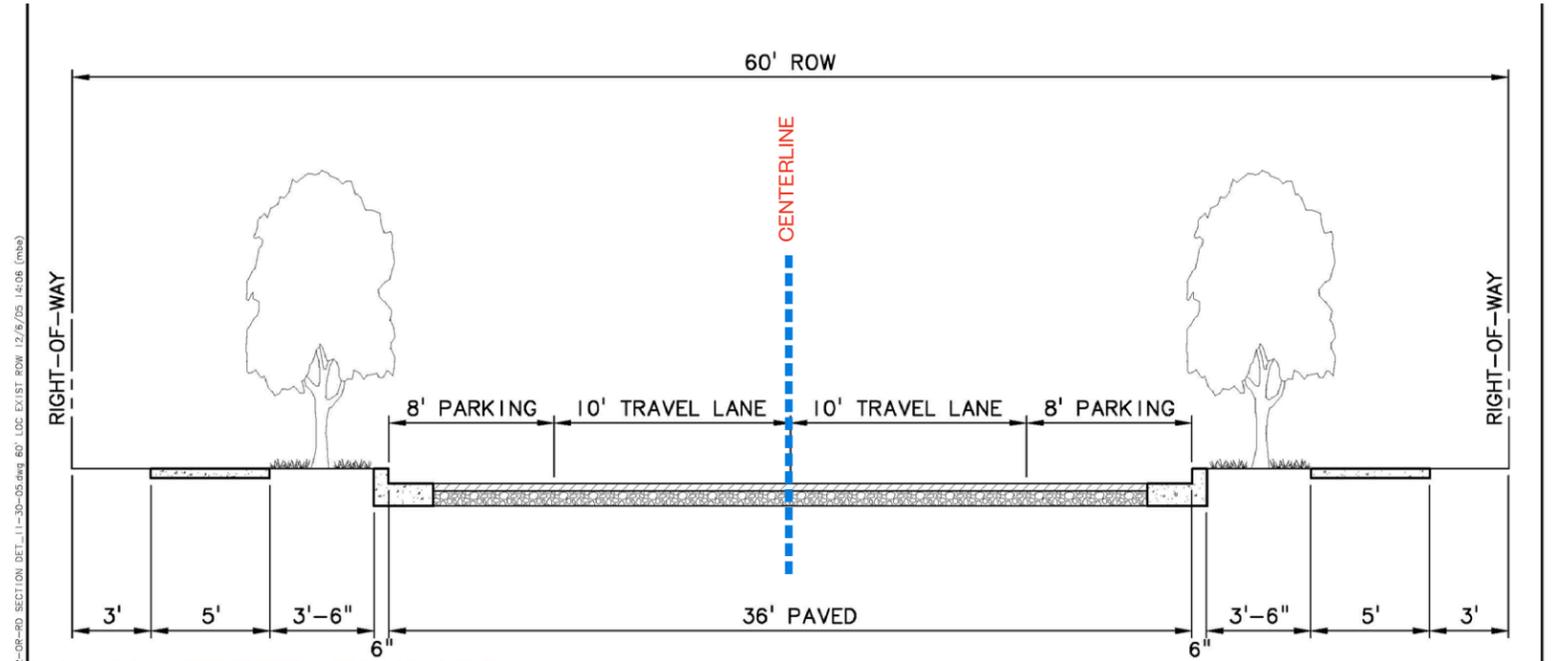




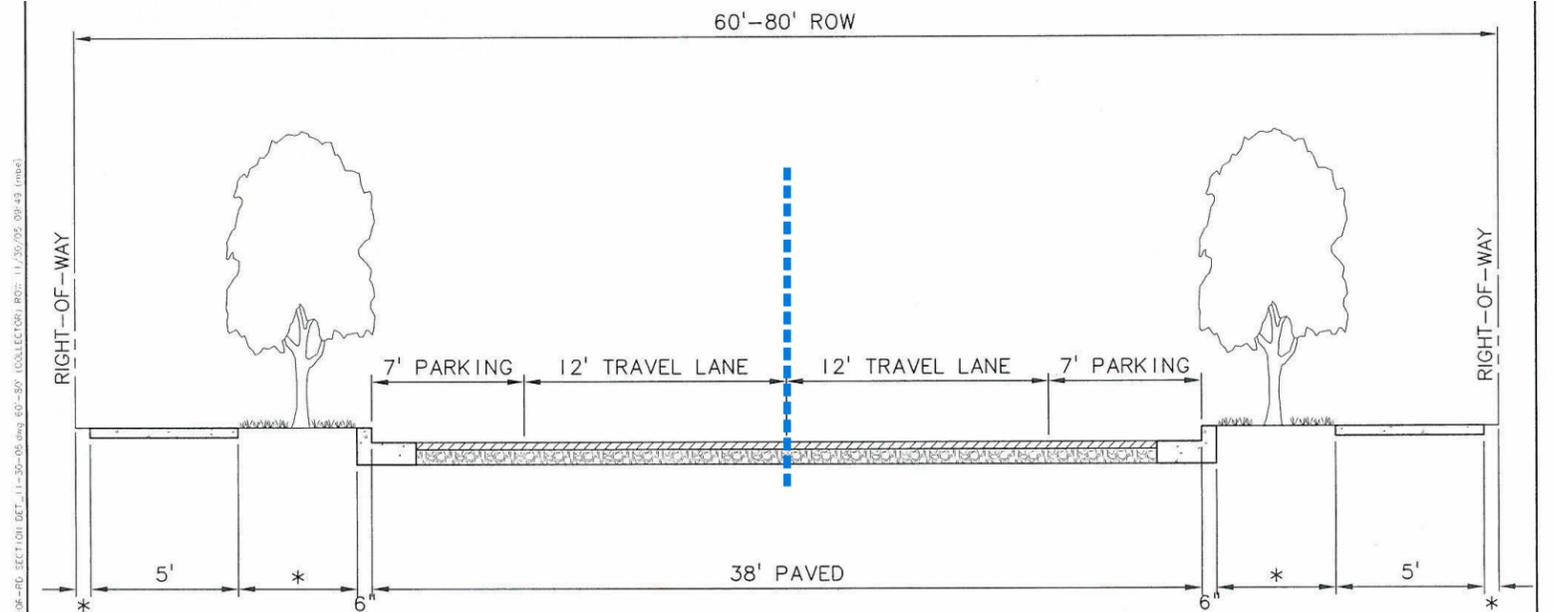




**LOCAL STREET STANDARD:
60' RIGHT-OF-WAY**

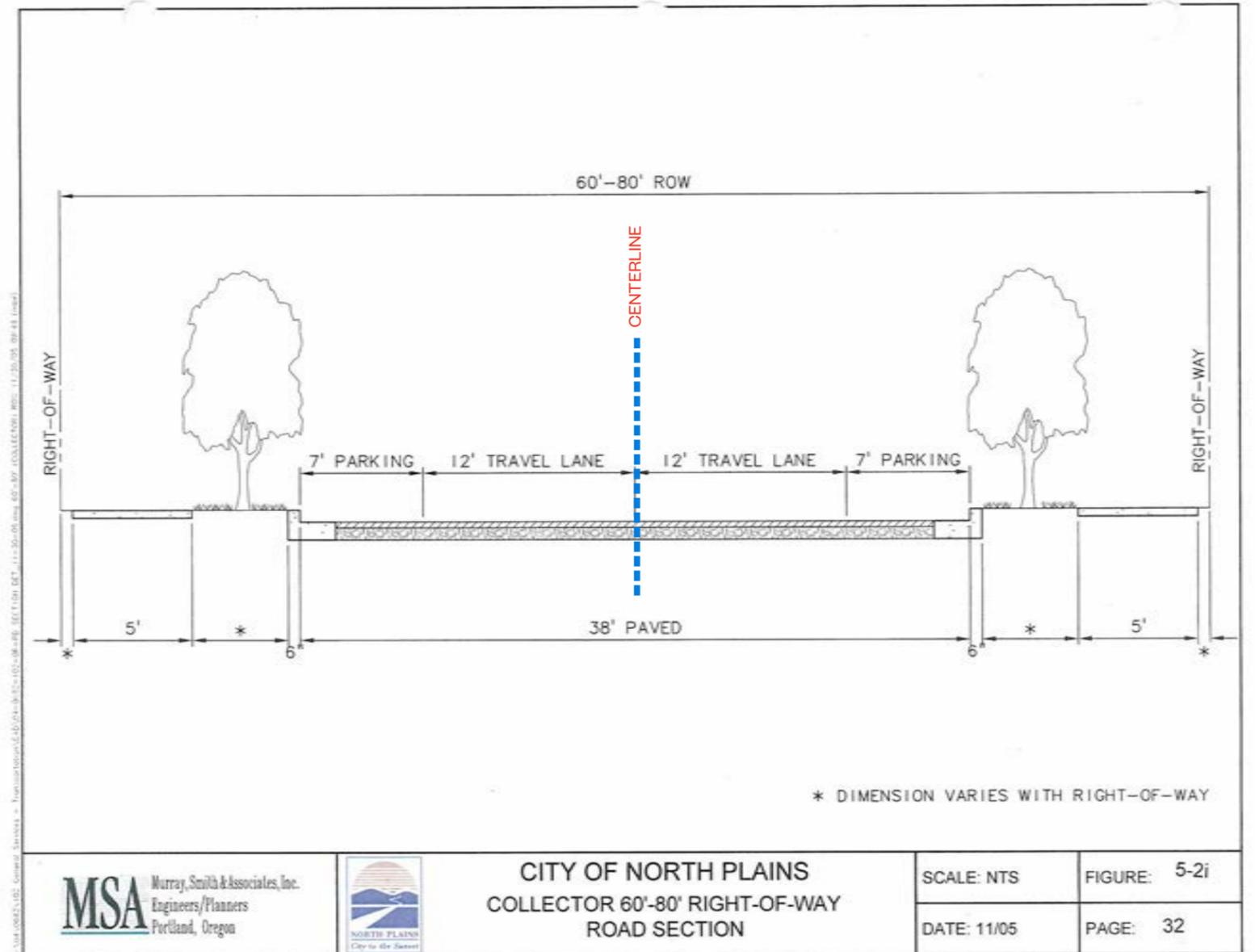
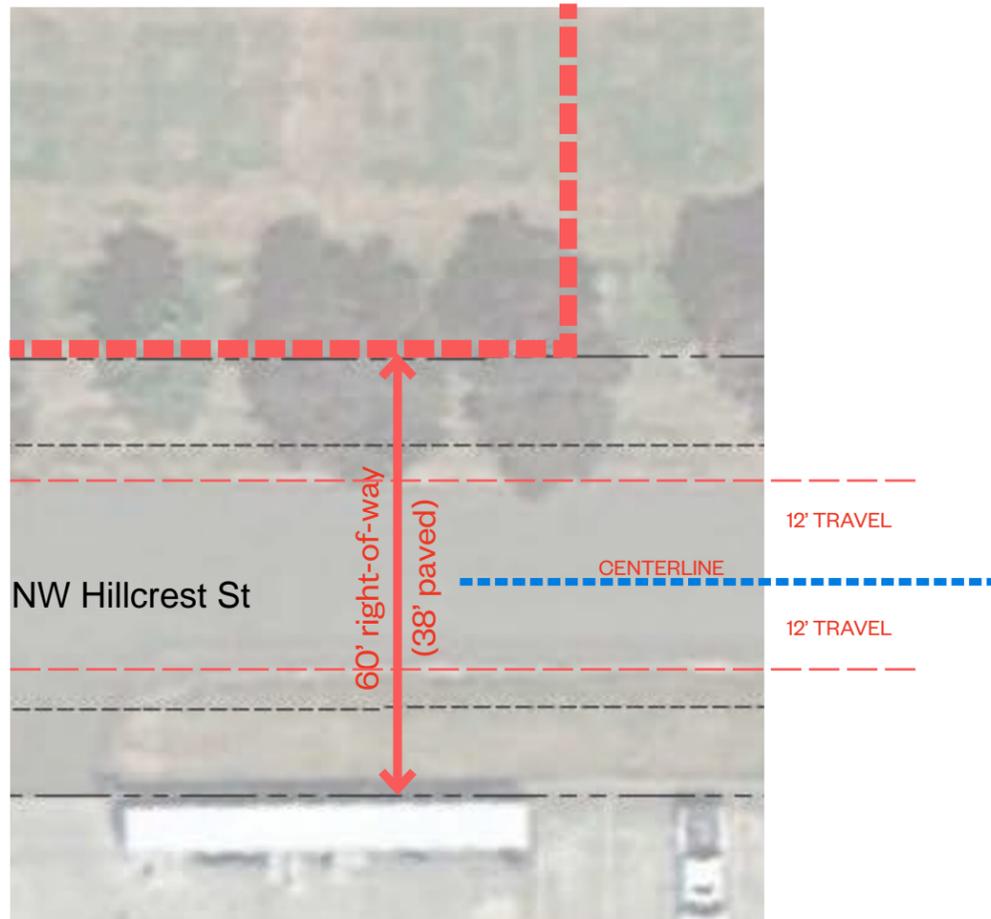


**LOCAL STREET STANDARD:
60' RIGHT-OF-WAY**

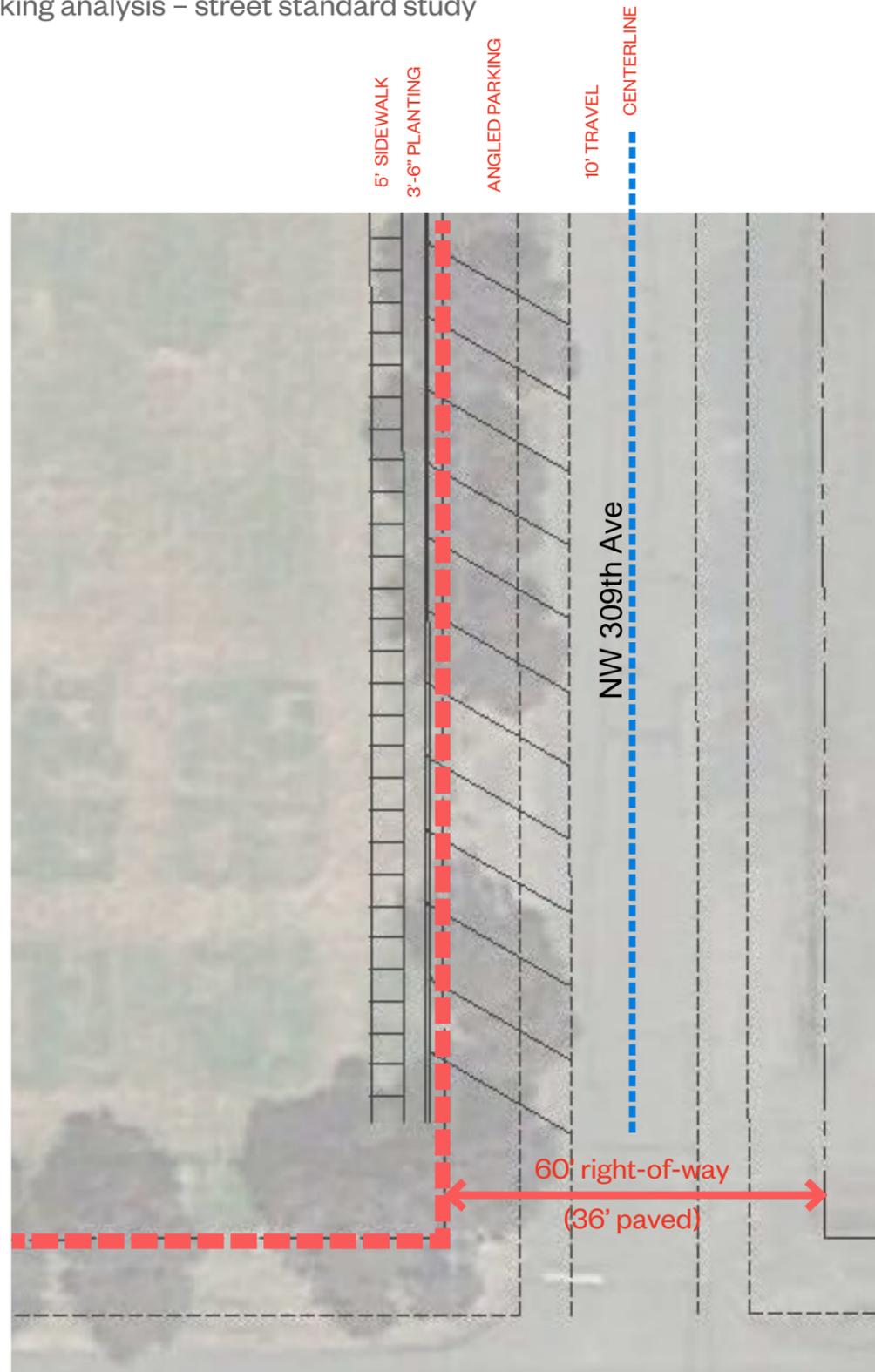


**COLLECTOR STREET (NW HILLCREST):
60' RIGHT-OF-WAY**

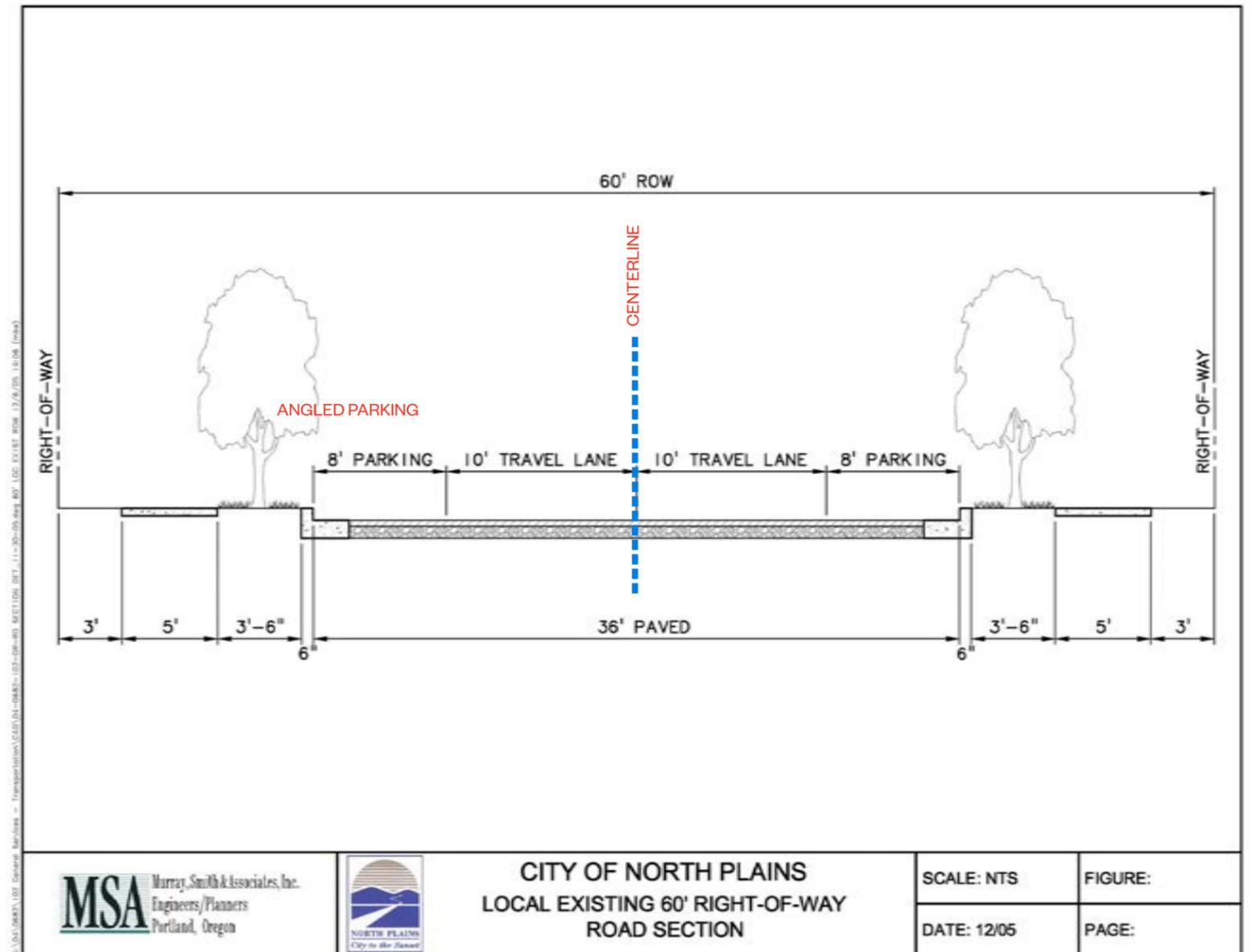
* DIMENSION VARIES WITH RIGHT-OF-WAY

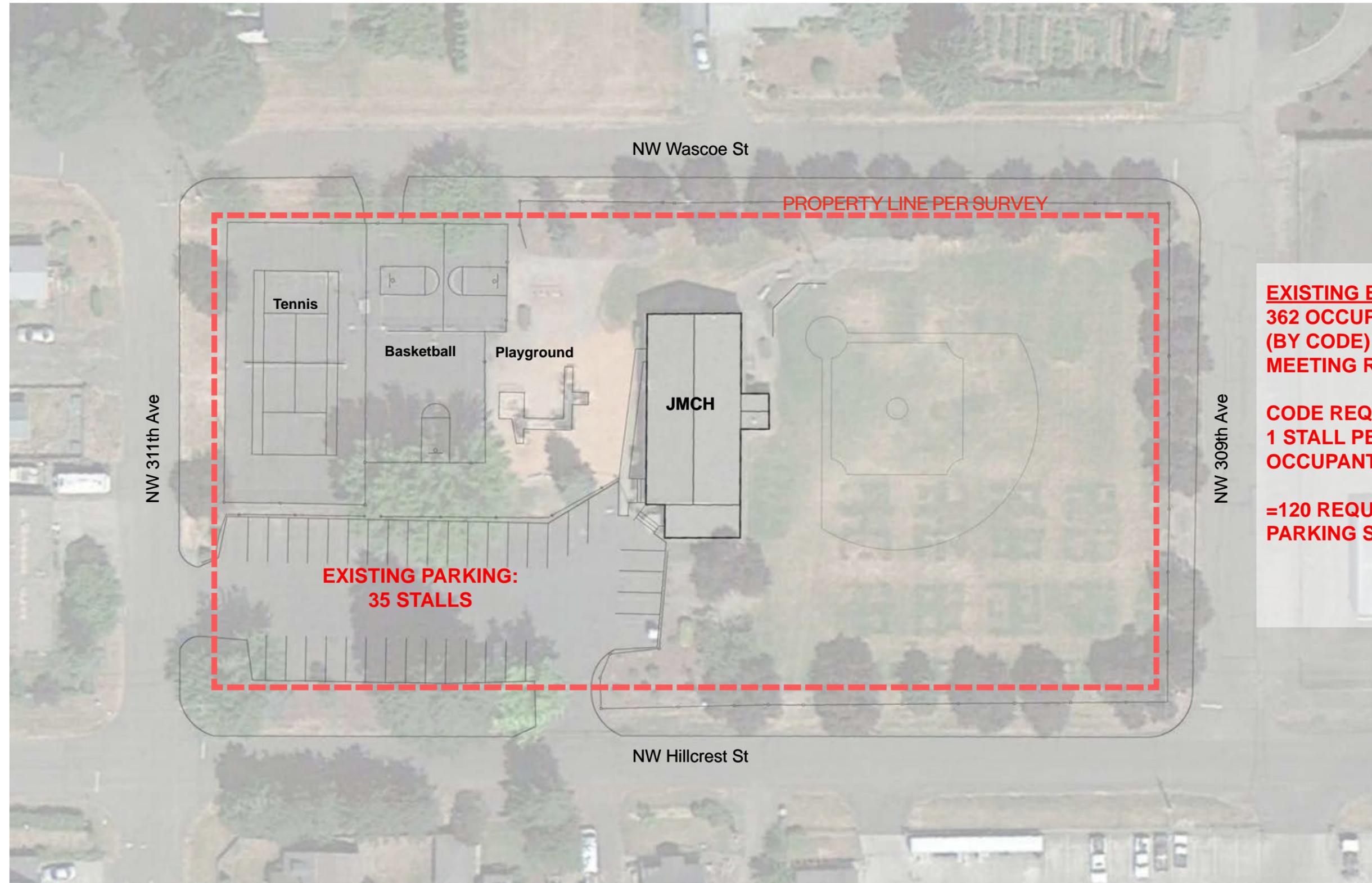


COLLECTOR
60' RIGHT-OF-WAY
C-2 ZONE (south side of Hillcrest)



ANGLED/90 DEGREE PARKING: (straddles prop. line)
60' RIGHT-OF-WAY
R-5 ZONE

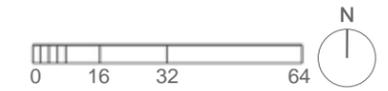


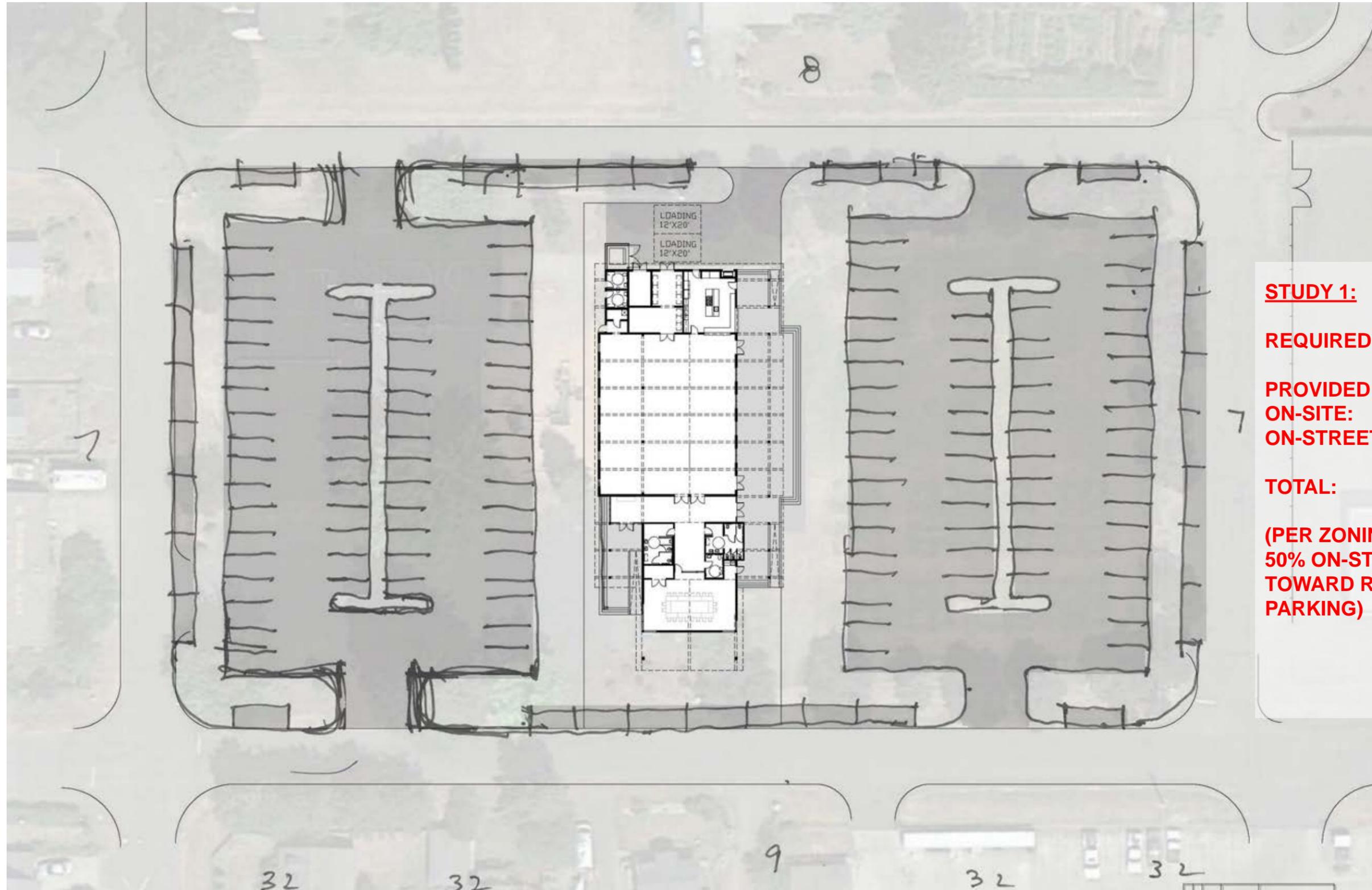


EXISTING BUILDING:
362 OCCUPANTS
(BY CODE) IN
MEETING ROOM

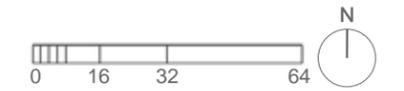
CODE REQUIREMENT:
1 STALL PER 3
OCCUPANTS

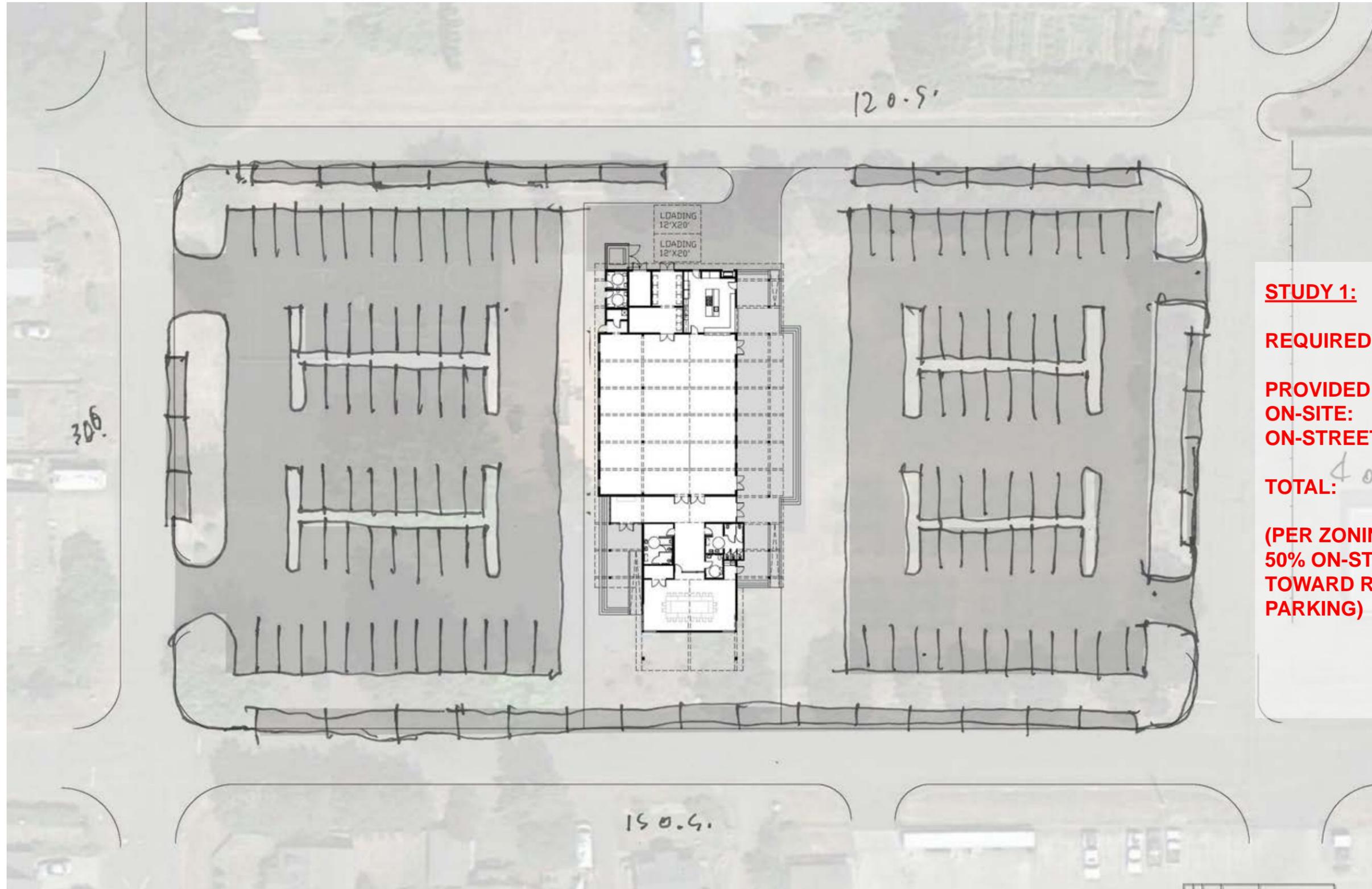
=120 REQUIRED
PARKING STALLS



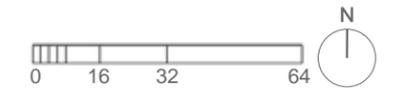


STUDY 1:	
REQUIRED:	210
PROVIDED:	
ON-SITE:	128
ON-STREET:	31 (15)
TOTAL:	159 (143)
(PER ZONING CODE ONLY 50% ON-STREET COUNT TOWARD REQUIRED PARKING)	





STUDY 1:	
REQUIRED:	210
PROVIDED:	
ON-SITE:	114
ON-STREET:	34 (17)
TOTAL:	148 (131)
(PER ZONING CODE ONLY 50% ON-STREET COUNT TOWARD REQUIRED PARKING)	

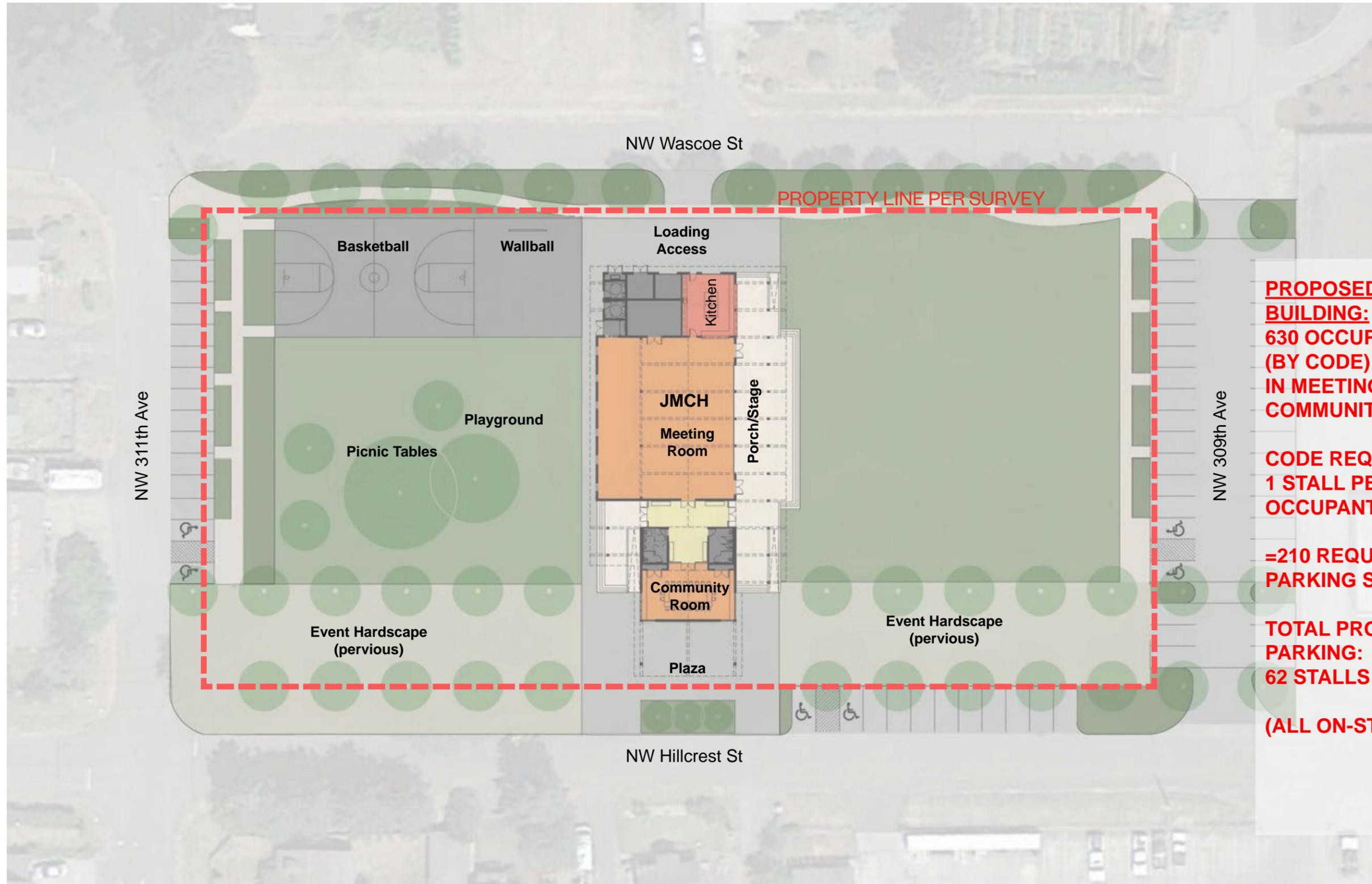




16.155.005 E.

Parking spaces required for other uses may be located on a separate tax lot and shall be located not farther than 500 feet from the building or use they are to serve





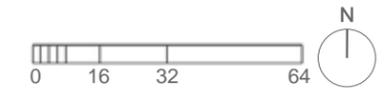
PROPOSED BUILDING:
630 OCCUPANTS (BY CODE) IN IN MEETING ROOM + COMMUNITY ROOM

CODE REQUIREMENT:
1 STALL PER 3 OCCUPANTS

=210 REQUIRED PARKING STALLS

TOTAL PROPOSED PARKING:
62 STALLS

(ALL ON-STREET)

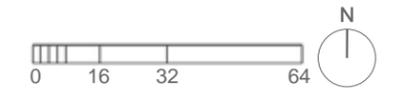


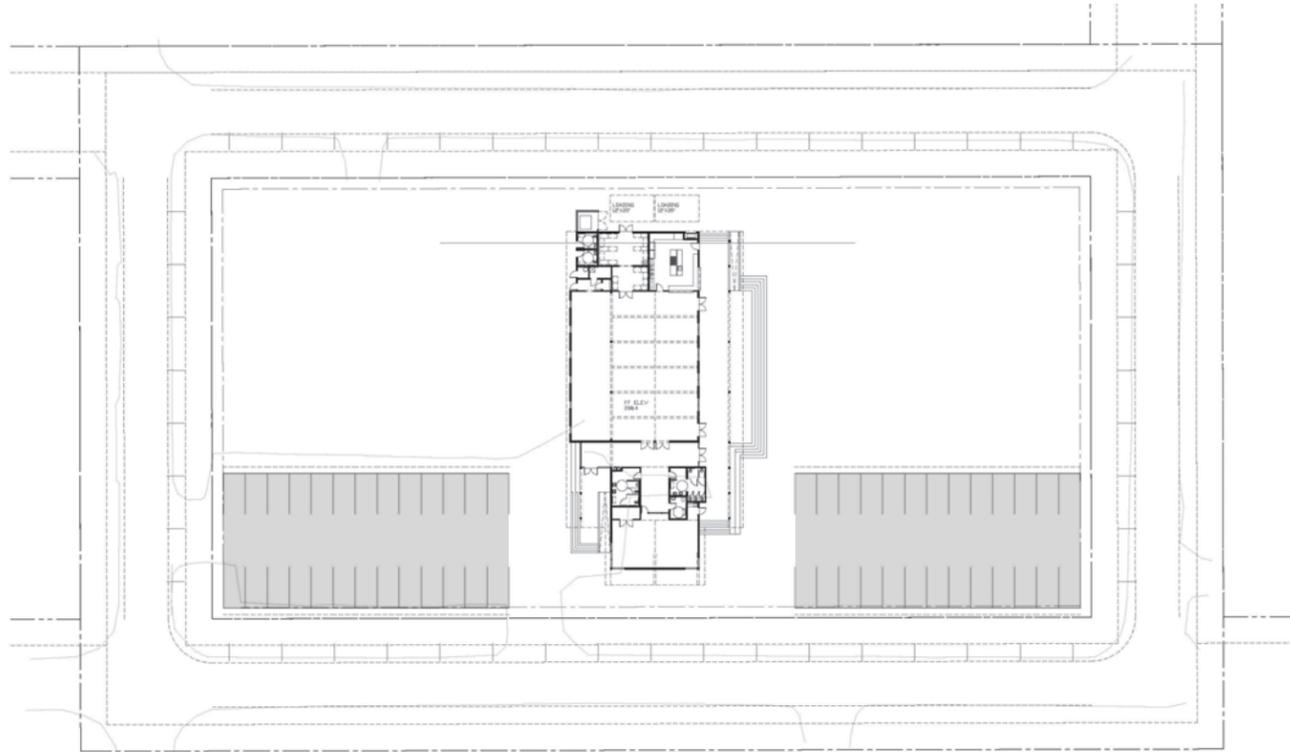


PARKING:

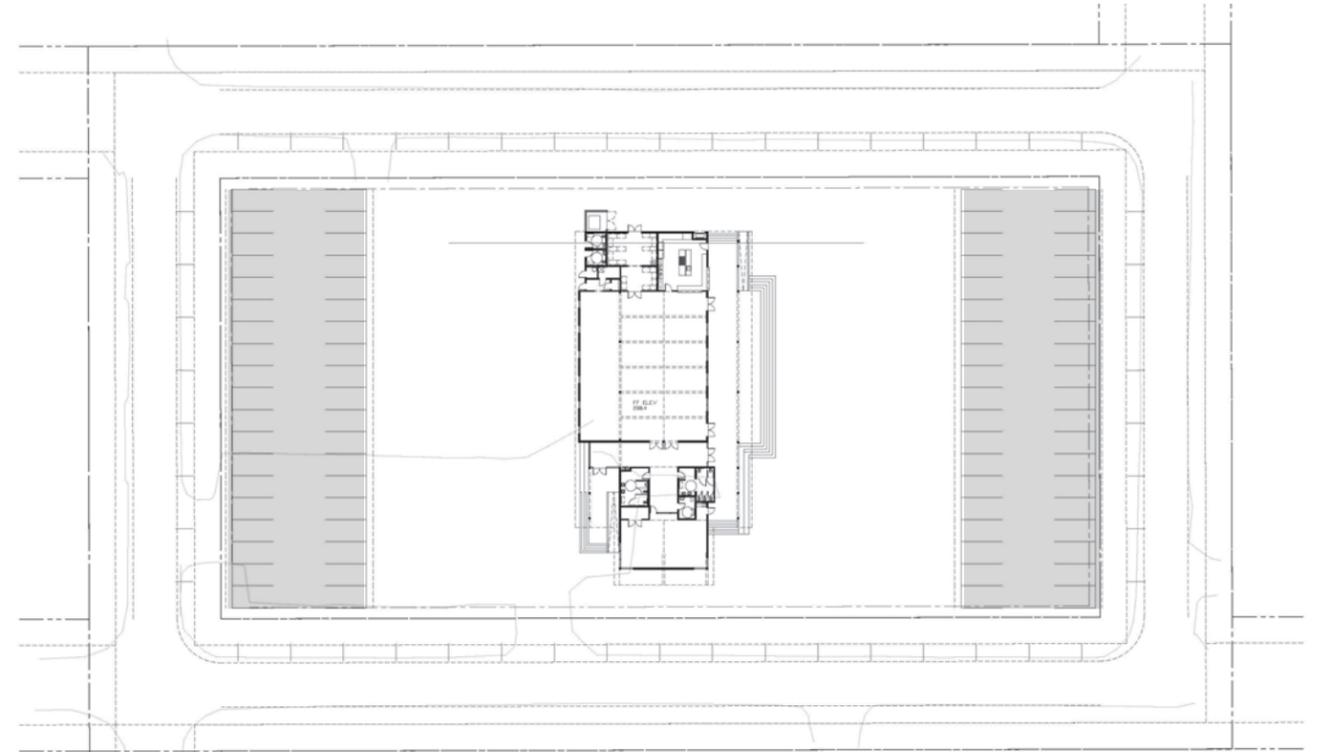
REQUIRED:	210
PROVIDED:	
ON-SITE:	13
ON-STREET:	41 (20)
TOTAL:	54 (33)

**(PER ZONING CODE ONLY
50% ON-STREET COUNT
TOWARD REQUIRED
PARKING)**

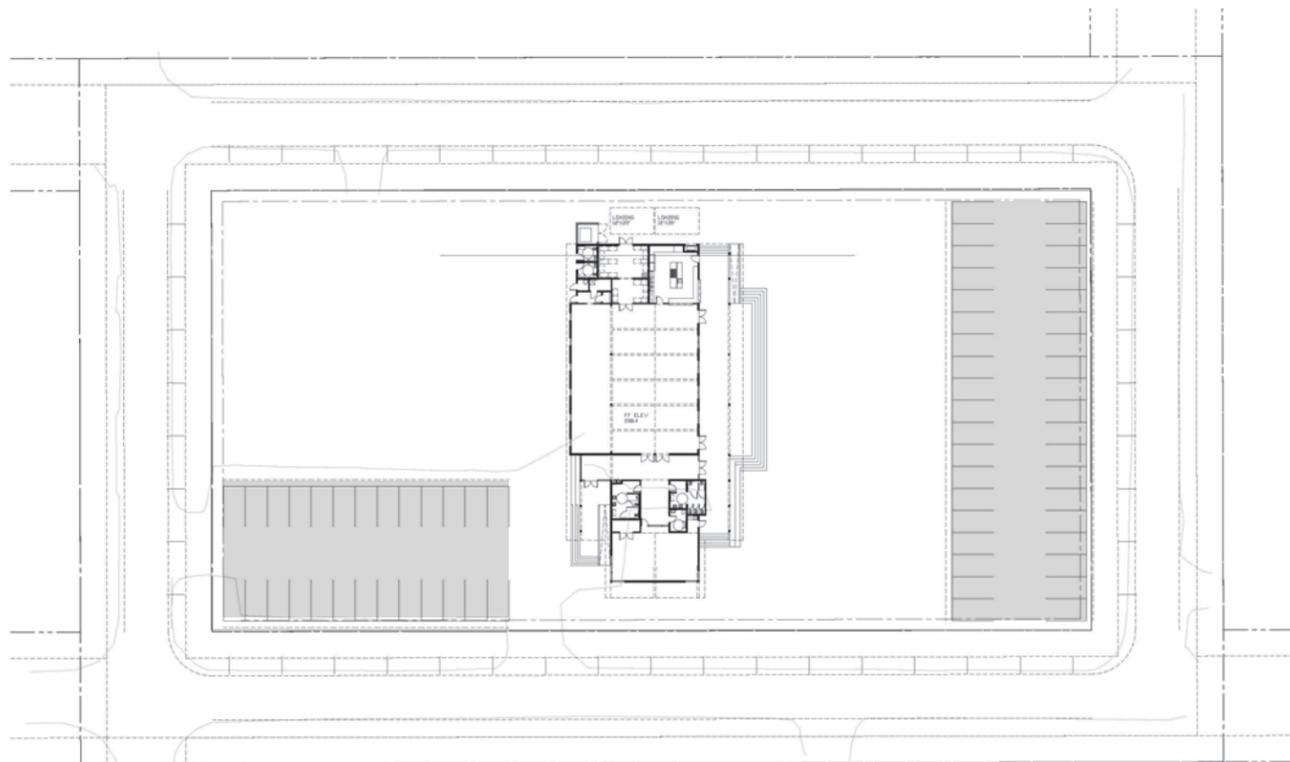




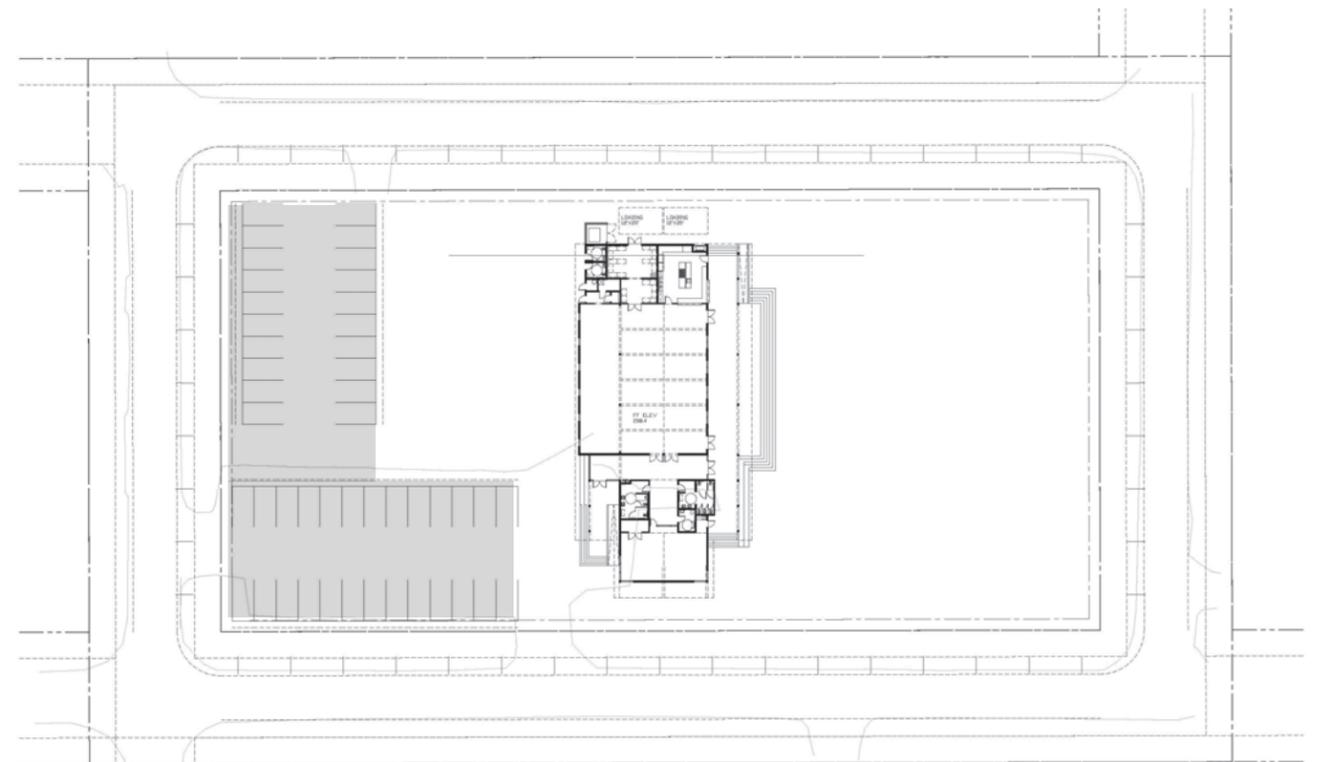
A. On-site stalls: **51**



B. On-site stalls: **75**

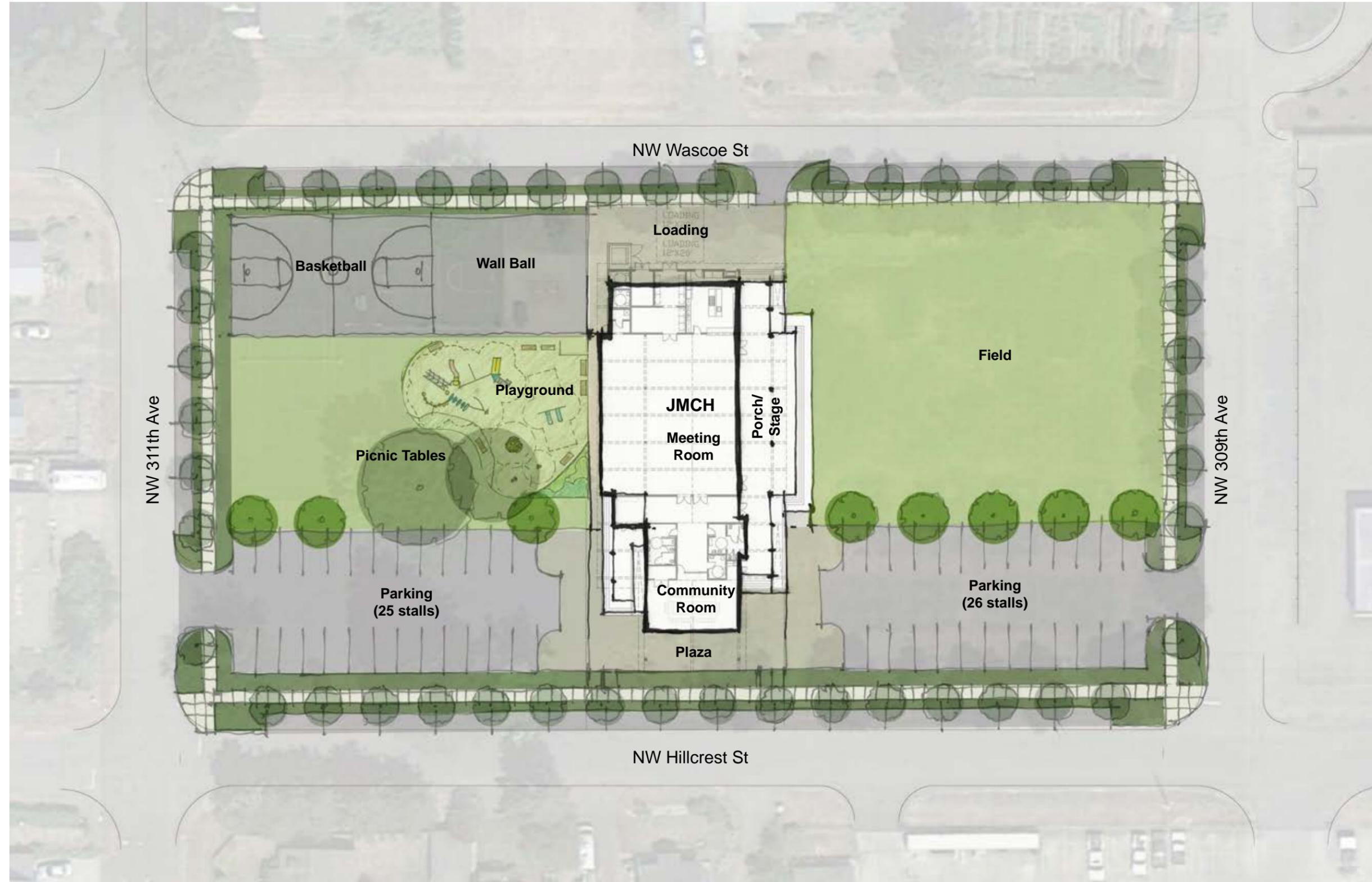


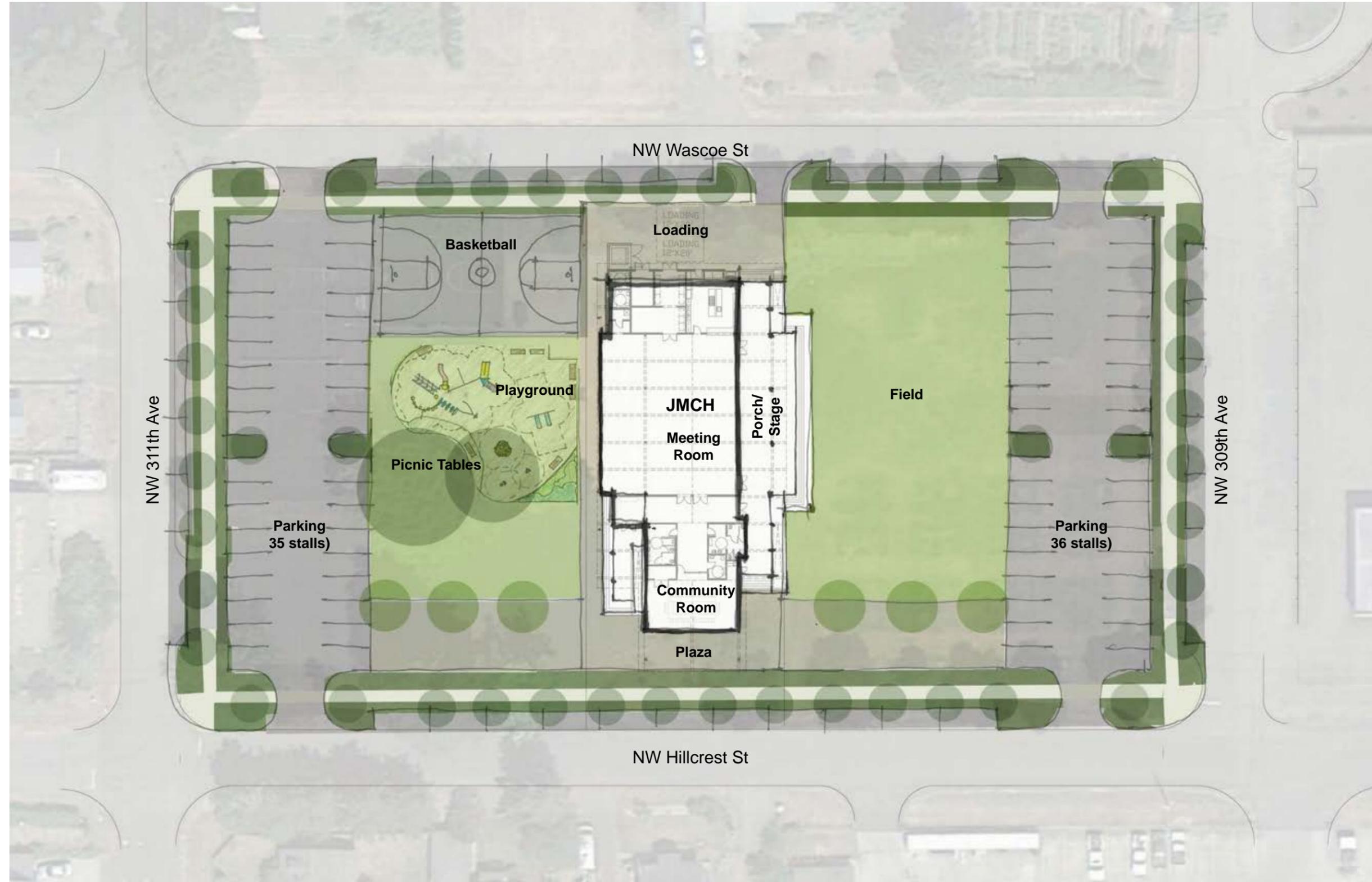
C. On-site stalls: **63**

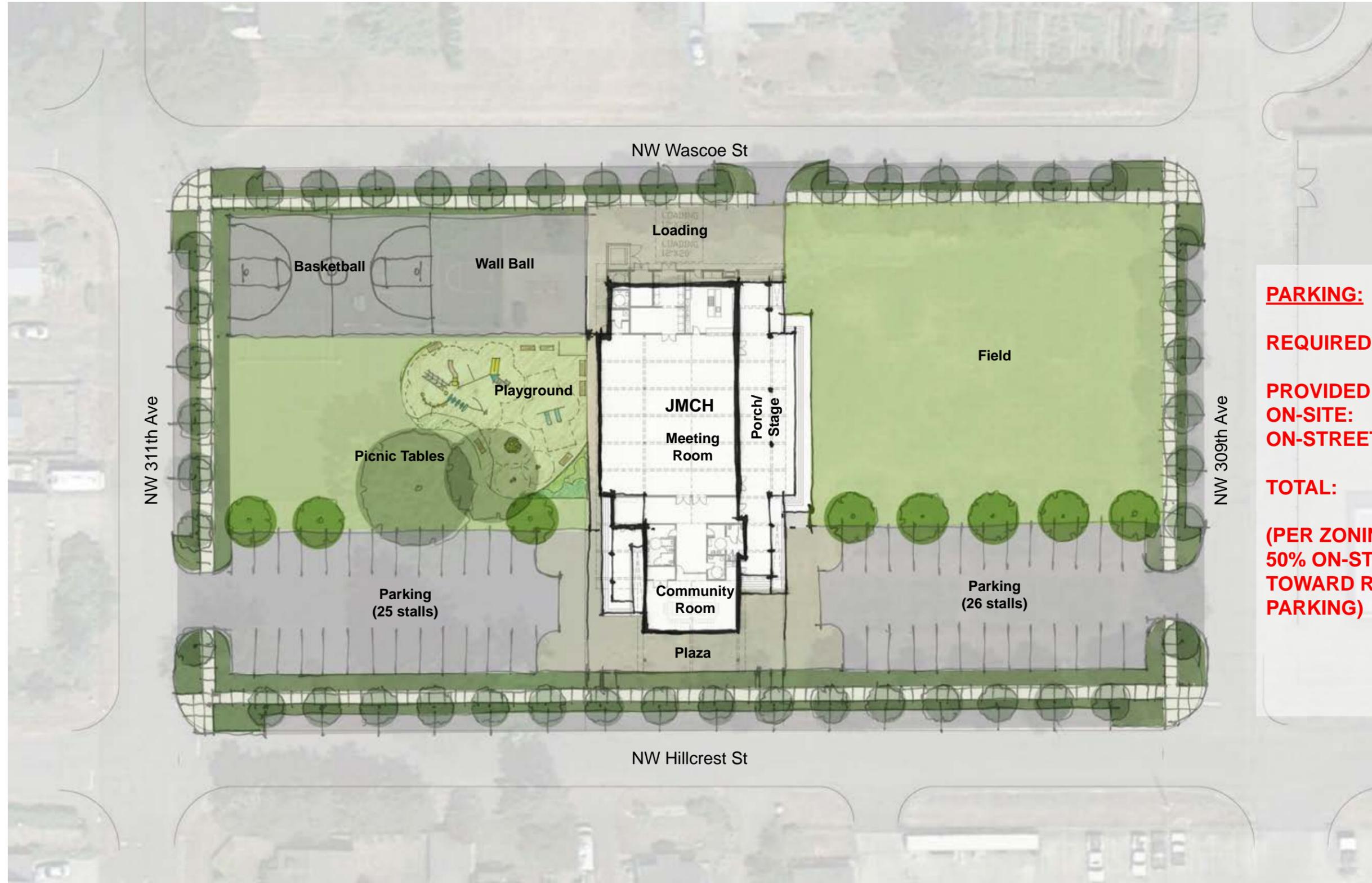


D. On-site stalls: **45 (approx.)**

REQUIRED: **210**

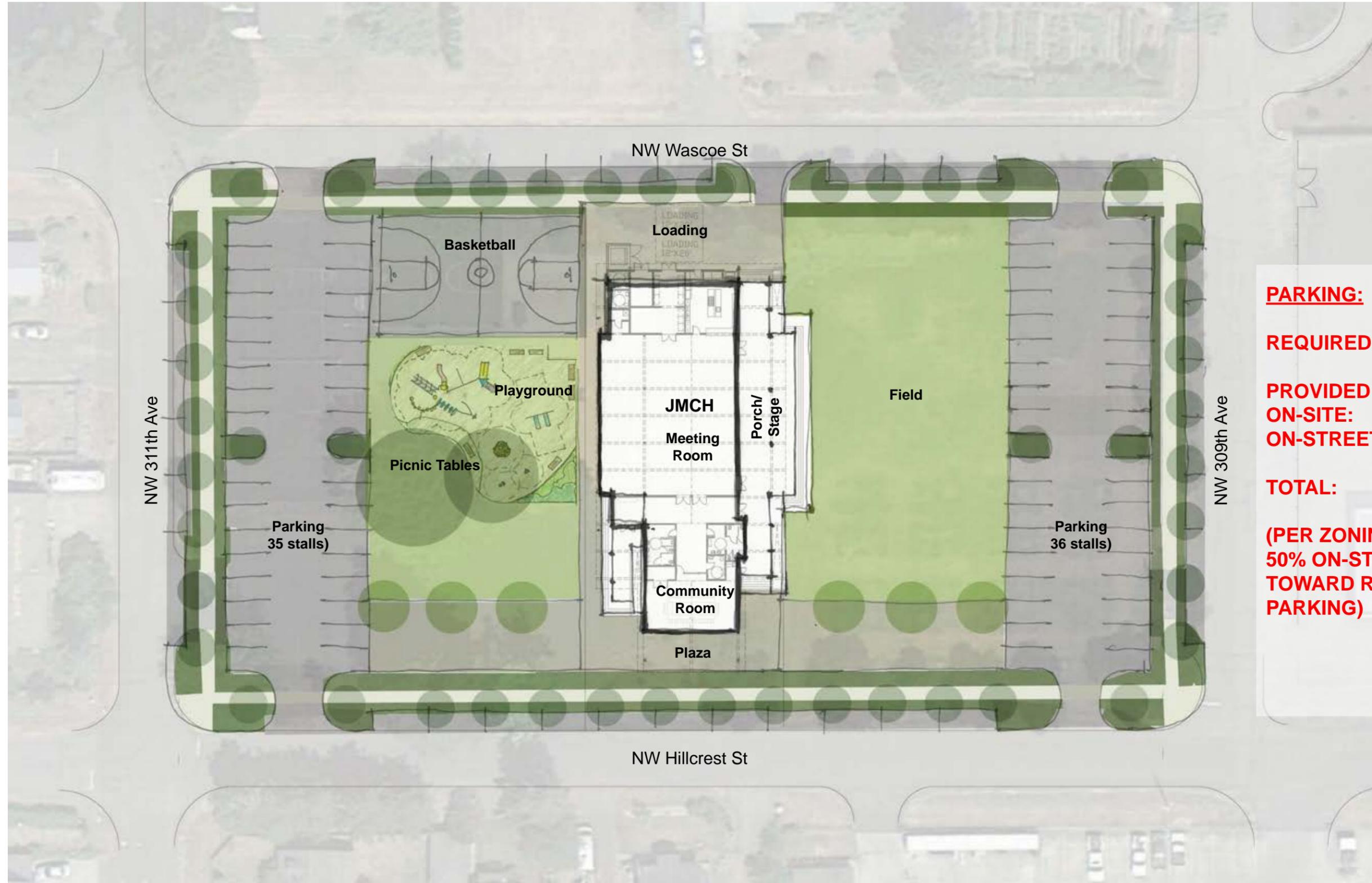




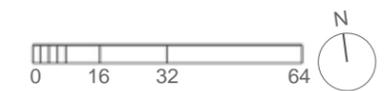


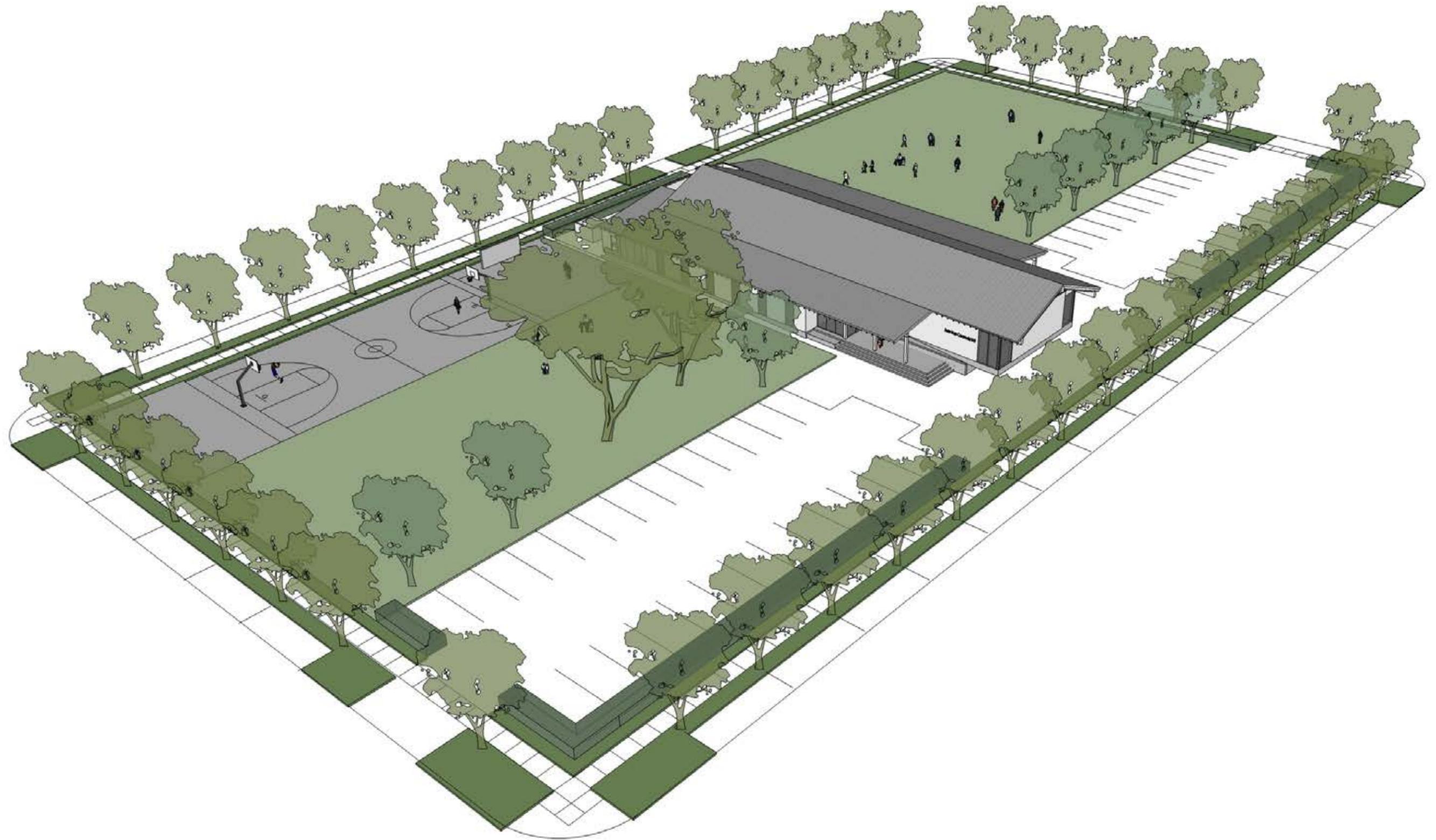
<u>PARKING:</u>	
REQUIRED:	210
PROVIDED:	
ON-SITE:	51
ON-STREET:	38 (19)
TOTAL:	89 (70)
(PER ZONING CODE ONLY 50% ON-STREET COUNT TOWARD REQUIRED PARKING)	

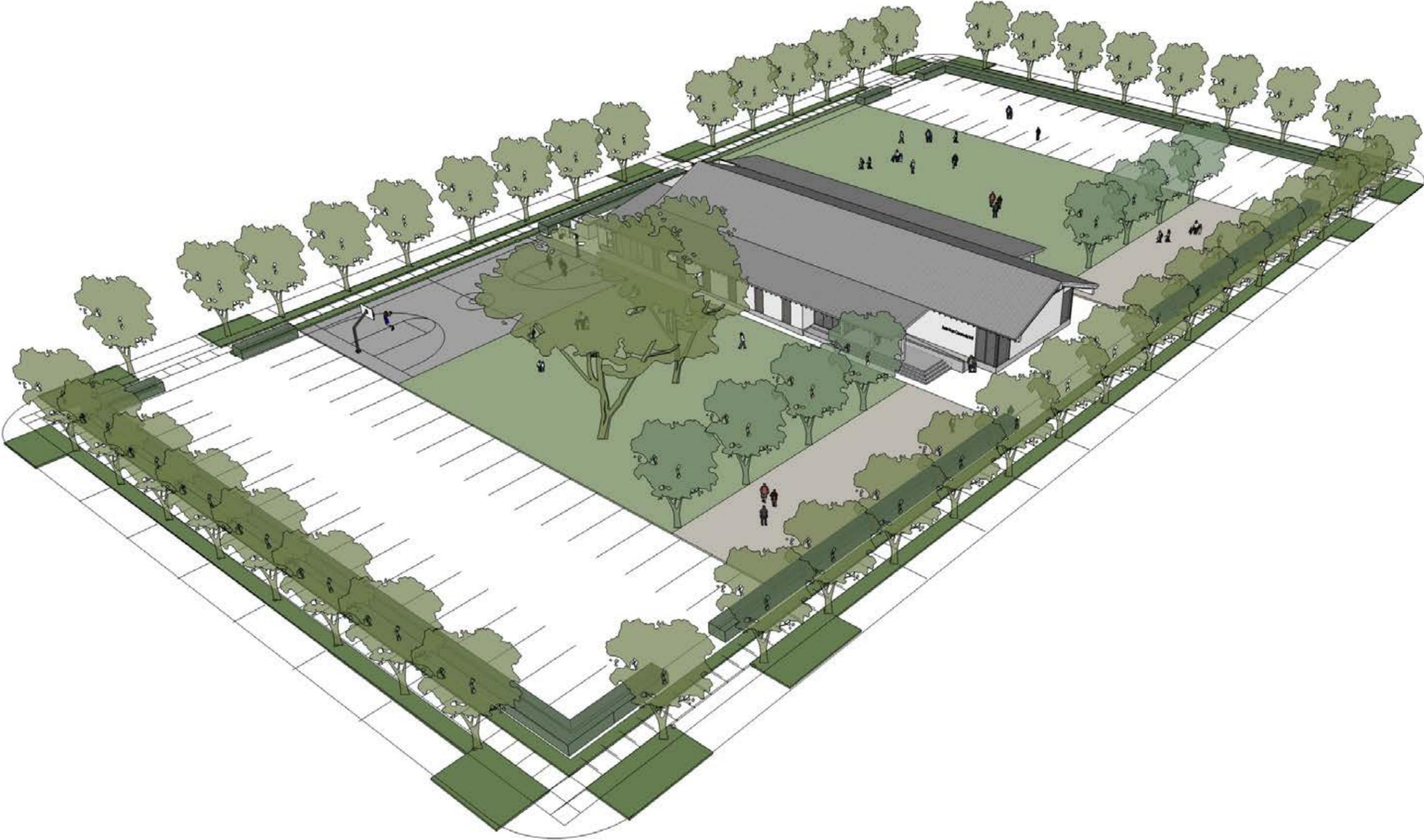


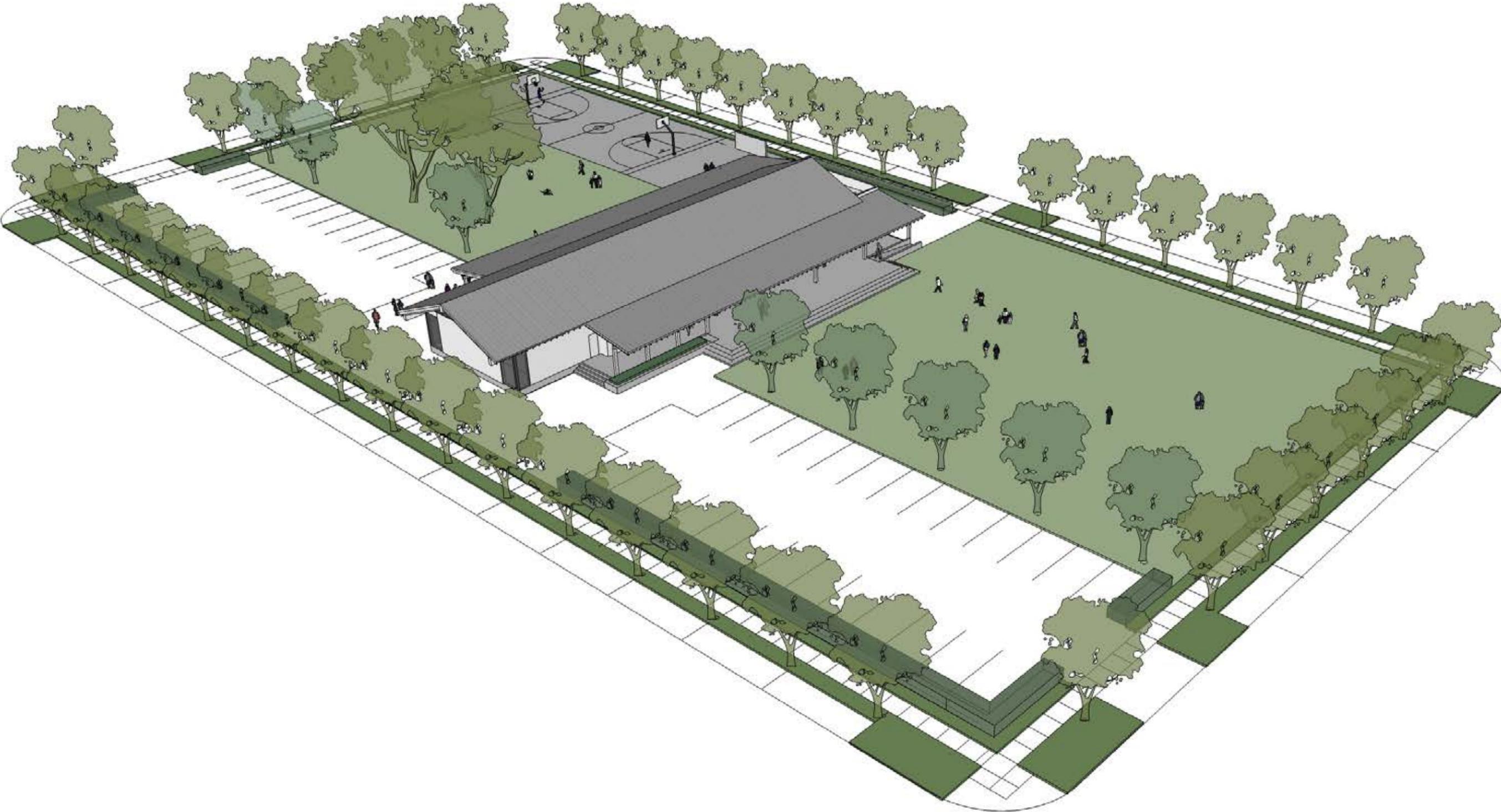


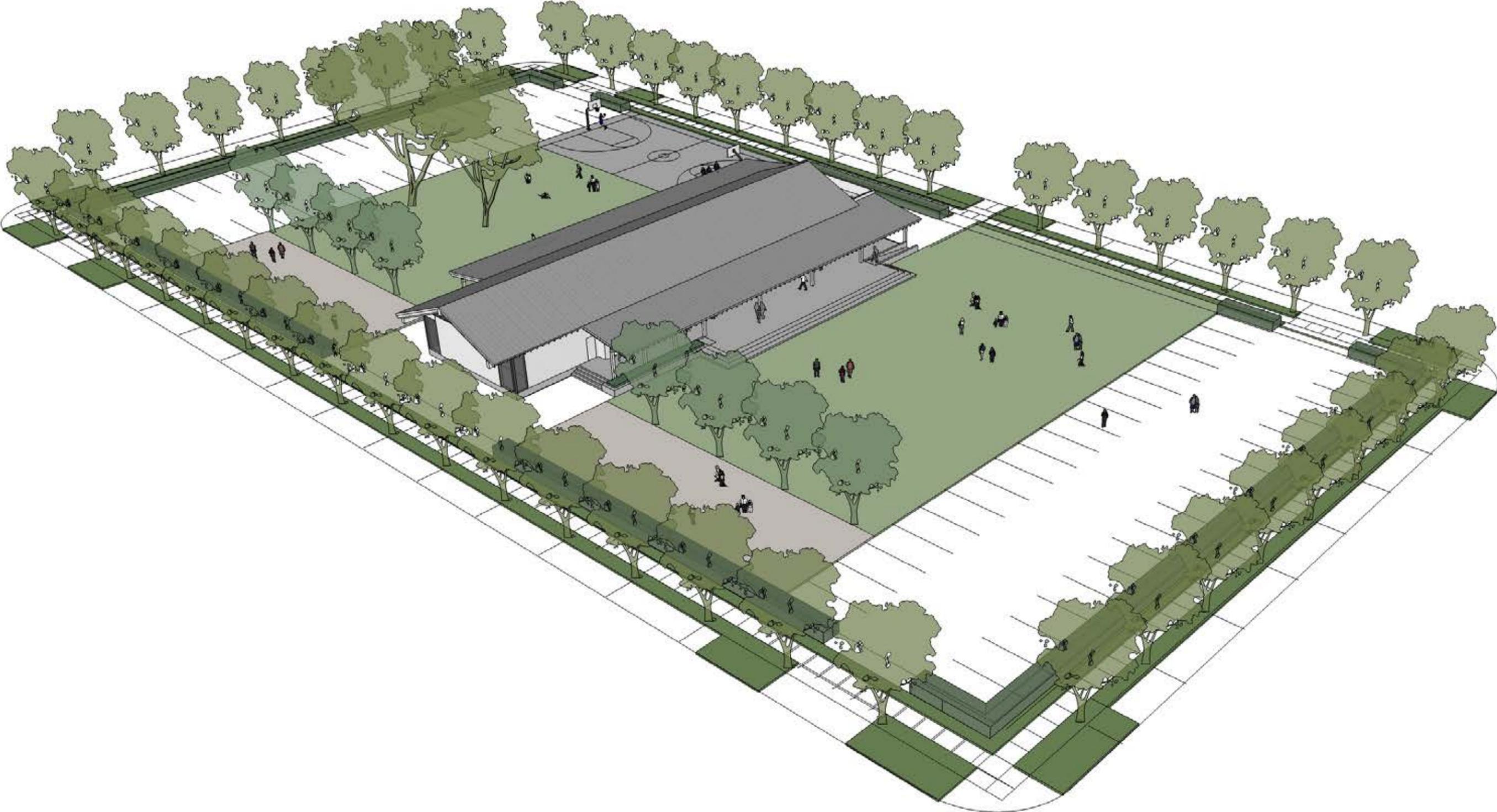
<u>PARKING:</u>	
REQUIRED:	210
PROVIDED:	
ON-SITE:	71
ON-STREET:	34 (17)
TOTAL:	105 (88)
(PER ZONING CODE ONLY 50% ON-STREET COUNT TOWARD REQUIRED PARKING)	

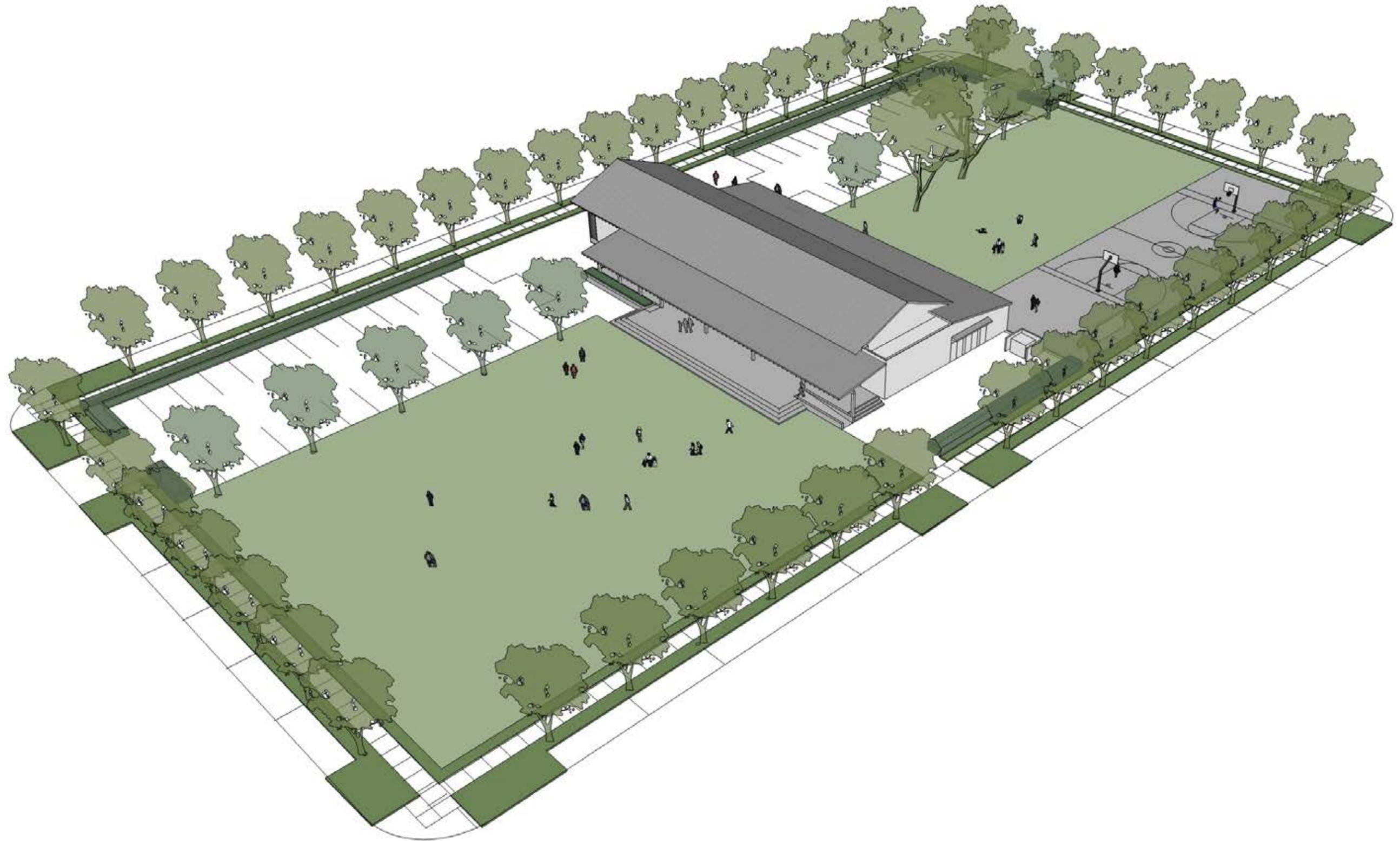


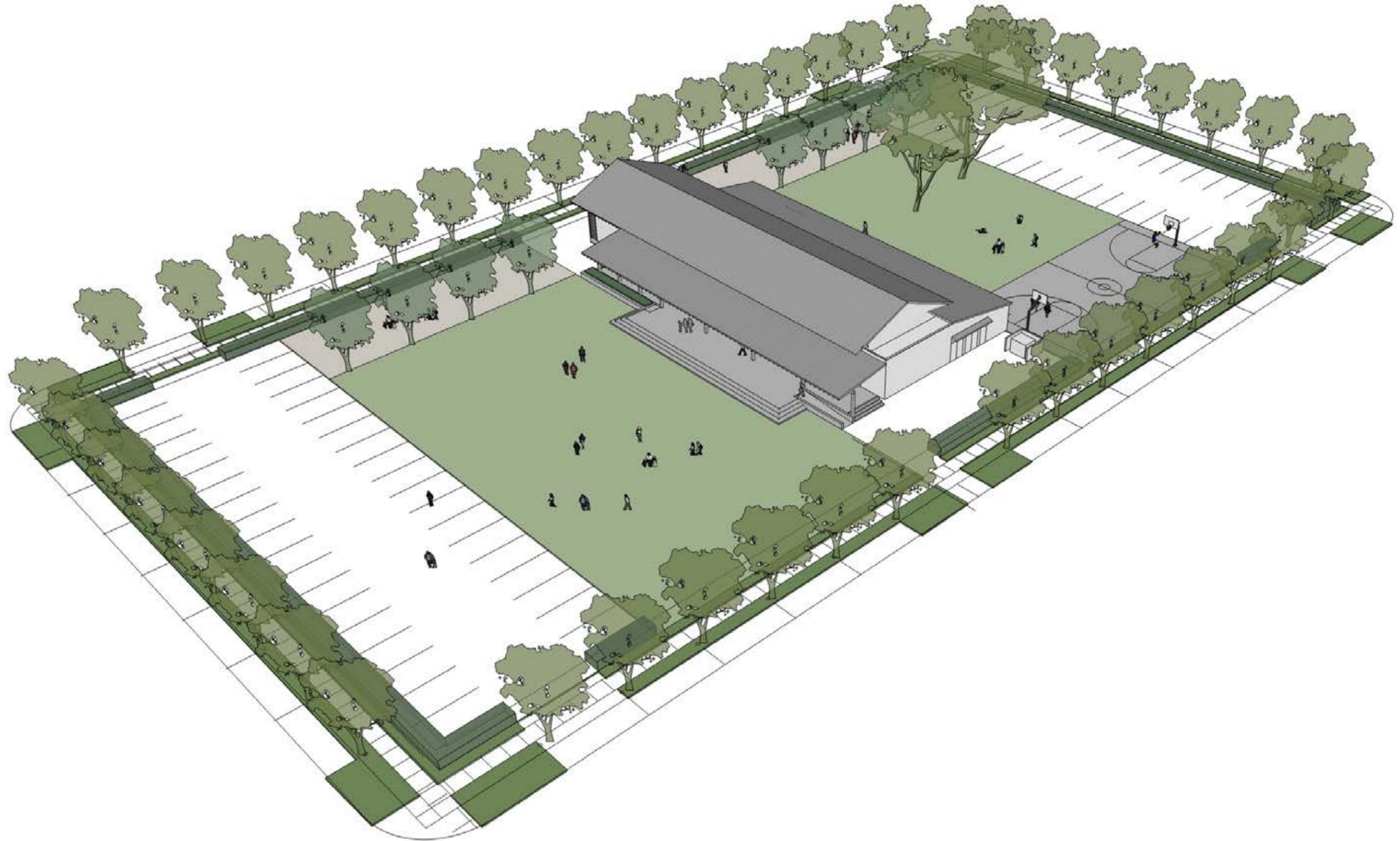










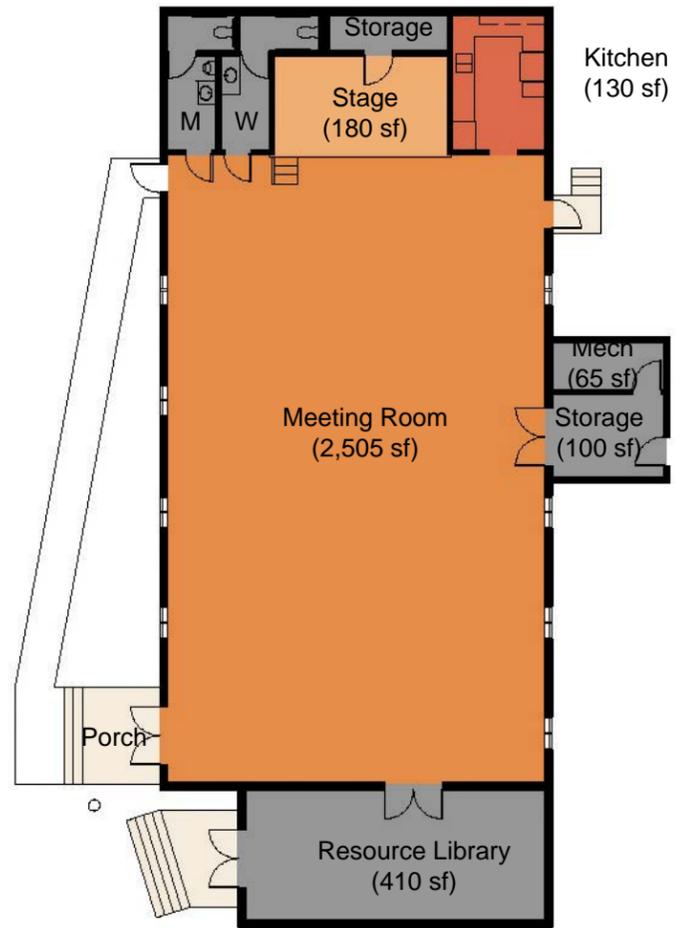






Previous





Existing Building

