

With this application variances are being requested to the zoning and subdivision regulations.

1. To allow private roadways within the development.
(Article 3 Subdivision Regulations, 11-307, (12))
2. To allow cross parking to meet required parking requirements within Lots 2 through 7.
(Article 5 Supplementary Regulations, 11-508, (2)(C))
3. To allow the sidewalk on the east side of Iris Avenue to be installed when street is improved to city design standards.
(Article 5 Supplementary Regulations, 11-524, (2)(b))
4. To allow the sidewalk to be located on the north side of Big Mac Drive only.
(Article 5 Supplementary Regulations, 11-524, (2)(b))

Parking for the commercial uses will be provided by stalls adjacent to the drives and private roadways within the development. Due to the limited area caused by grade change and detention facilities, providing a 50' wide public access and utility easement over the private roadways maximizes the potential of the area. The parking within the commercial area will meet the overall parking requirements within Lots 2 through 7. Granting the variances listed will not affect the existing adjacent developed properties or the future development to the east. The private roadways will only be located within the commercial property and shall be public streets once adjacent to the future residential development.

The initial construction for the development will be those improvements required for Lot 1. A detention cell will be constructed within Outlot A as part of the initial construction. The cell is sized to manage runoff from the commercial area and proposed future residential development to the east. A separate application for the final plat of Lot 1 has also been submitted to be processed along with this preliminary plat application.

Please contact us if you have questions or require additional information.

Sincerely,

E & A CONSULTING GROUP, INC.



Richard Onnen
Project Manager

Cc: Ron Dittmer
Enc: Application Form for Preliminary Plat
Application Fee of \$200.00 (Provided by Ron Dittmer)
Legal Description
3 – Full Size Copies of Sheets 1 through 4 of 4
10 – 11x17 Copies of Sheets 1 through 4 of 4
3 Copies of Drainage Study
Electronic Copy of Submittal Emailed to City