



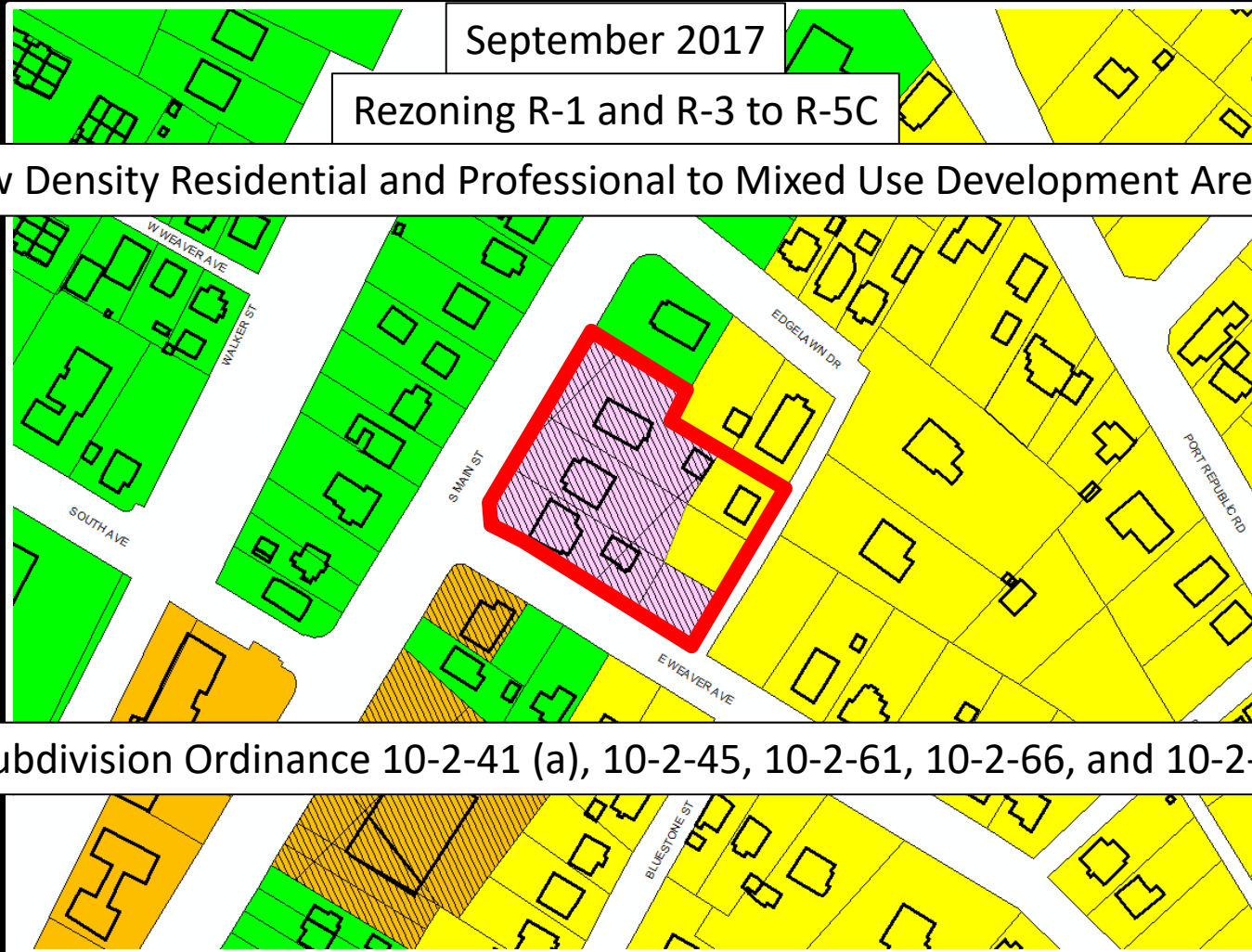
Preliminary Plat – Variance Request S. Main St. & Edgelawn Dr. (Stone Suites)



September 2017

Rezoning R-1 and R-3 to R-5C

Low Density Residential and Professional to Mixed Use Development Areas



Subdivision Ordinance 10-2-41 (a), 10-2-45, 10-2-61, 10-2-66, and 10-2-67

Public/Semi-Public

Mixed Use Area

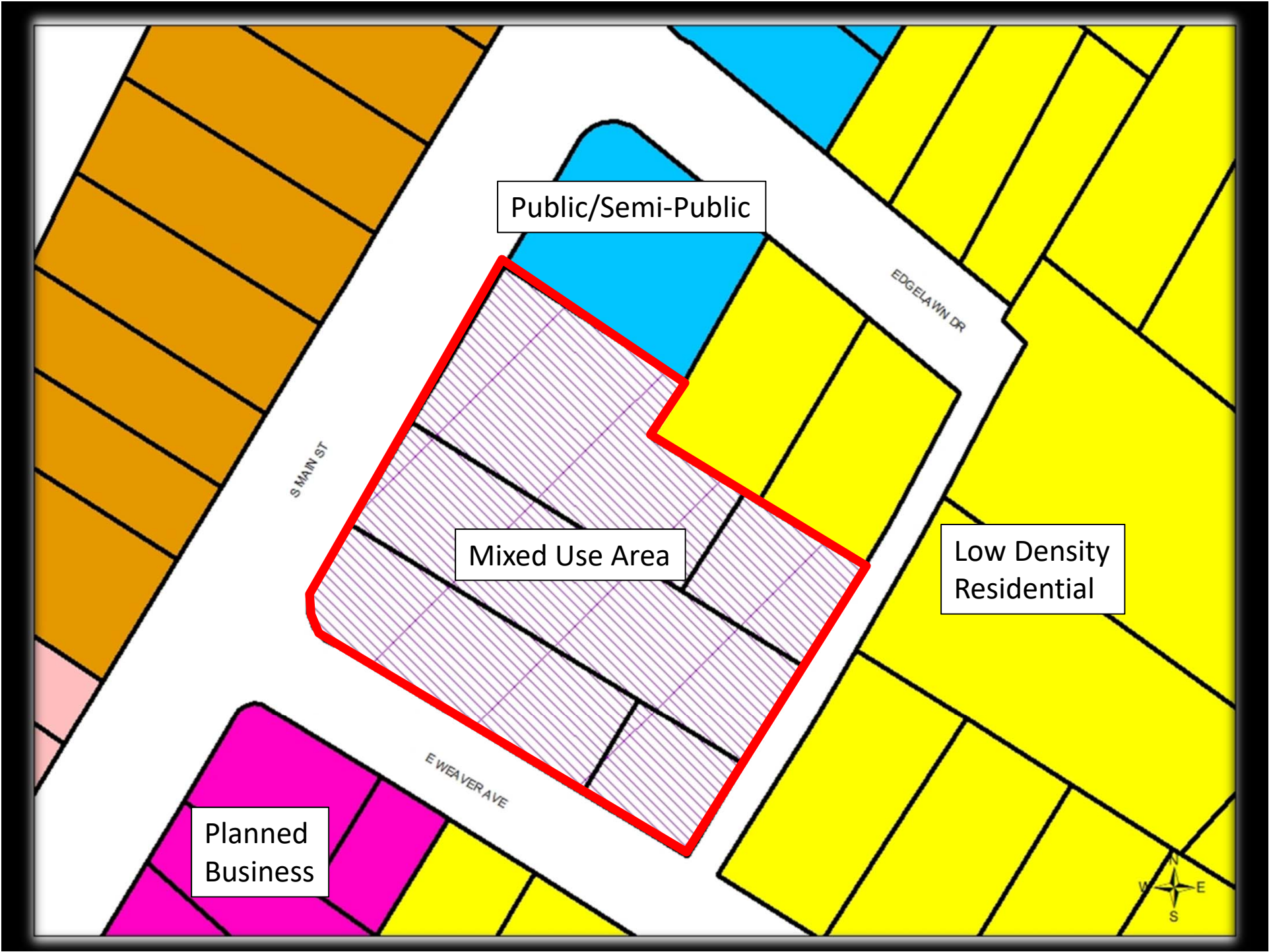
Low Density Residential

Planned Business

S MAIN ST

EDGE LAWN DR

E WEAVER AVE

















S MAIN ST

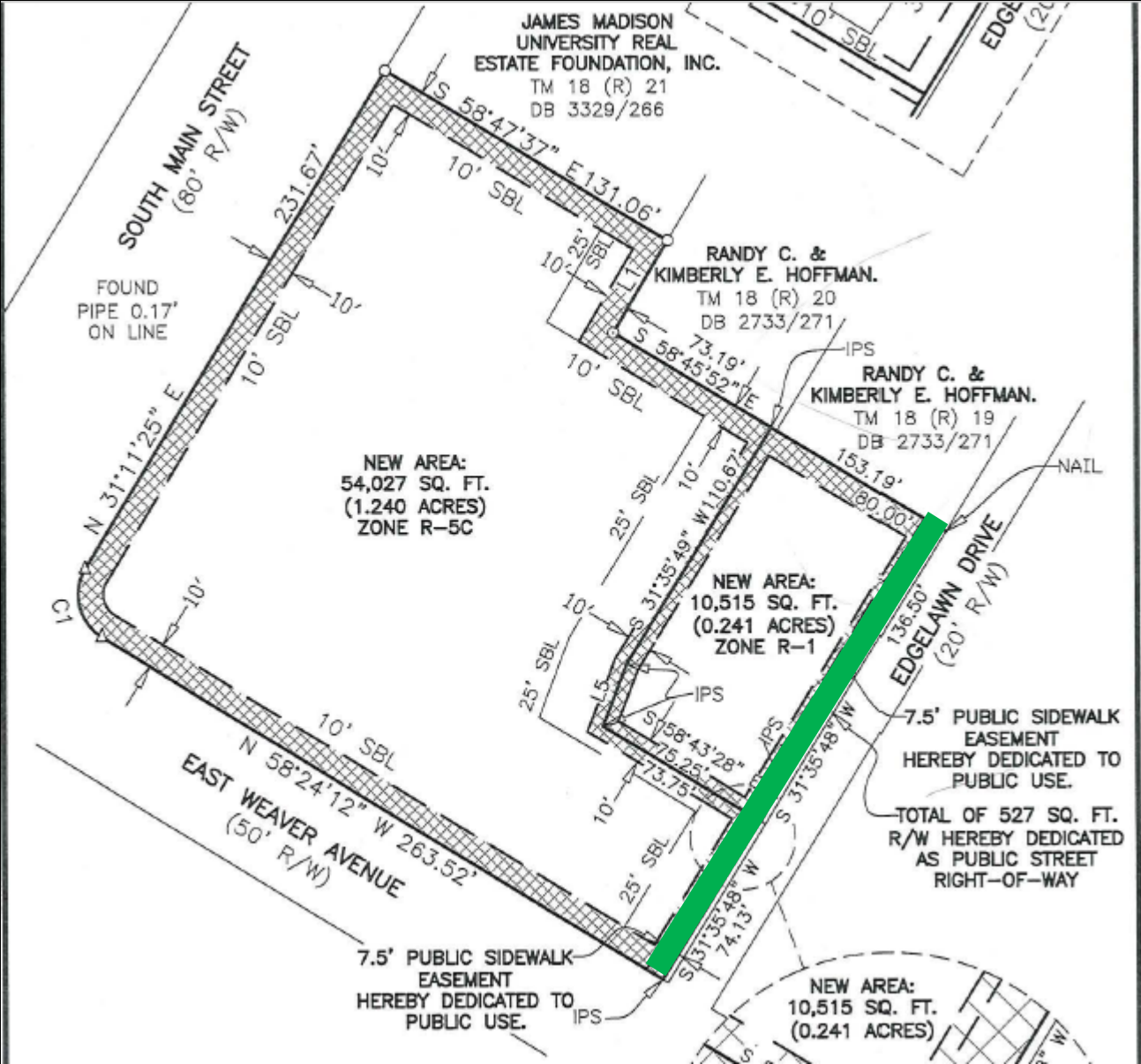
EDGELAWN DR

E WEAVER AVE



Edgelawn Drive





Requested Variances

- To not dedicate the standard right-of-way for Edgelawn Drive. (Variance per Sections 10-2-41 (a) and 10-2-66.)
- To not dedicate all 25-feet of the ROW along the frontage of Edgelawn Drive. (Variance per Section 10-2-45.)
- To not build or submit a form of surety at the time of subdivision for frontage improvements along Edgelawn Drive and East Weaver Avenue. (Variance per Sections 10-2-62 and 10-2-67.)

Section 10-2-41 (a) authorizes City Council to approve variances to standards for streets and sidewalks on a case-by-case basis when:

- The proposed alternative would better the walkable, pedestrian, and bicycle-oriented environment the city desires;
- The particular conditions of the site and surrounding street network would allow the proposed alternative without causing undue inefficiencies for service vehicles, nor an excessive reduction in pedestrian safety due to pedestrian-vehicle movement conflicts;
- The proposed alternative would better balance the needs of pedestrians and vehicles, and better achieve the goals of the comprehensive plan.”

Recommendation

Staff and Planning Commission (7-0) recommended approval of the preliminary plat and the variances with the following condition:

- When frontage improvements along Edgelawn Drive are required as part of development or redevelopment for any property that is associated with this preliminary plat request, then the developer will be responsible for constructing frontage improvements along Edgelawn Drive for all the properties associated with the request. The length of frontage along Edgelawn Drive is shown as 210.63 linear feet on the preliminary plat.