



10/16/2023

To: Mayor and Council  
RE: Staff Review –Lot 1, Village West  
Commercial Corridor Overlay Hwy85/Hwy 16  
**Number of Variances requested: 6**

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The applicant has submitted a variance application for relief from Commercial Corridor Overlay standards.

VARIANCES THAT ARE TYPICAL FOR ALL COMMERCIAL DEVELOPMENT WITHIN THIS OVERLAY:

**Sec. 74-191(f) – landscaping -canopy trees required-** One canopy tree shall be planted for every 250 square feet of landscaped area. Required trees is 107 and proposed trees is 59. Mitigation would be required for the 48 canopy trees under the current ordinance.

- Recommended approval of the variance to reduce the number of canopy trees required by approving the landscape plan presented, with a required 3 year maintenance bond and with mitigation for trees to be determined at the time of the building permit.

VARIANCES UNIQUE TO THIS SITE/APPLICATION:

**Sec. 74-186 (e) - location of parking** – Off-street parking shall be uniformly distributed with 25% in the front (between building and right of way), 50% percent on sides, and remaining in the rear of the building.

- Recommended approval of the variance on the parking layout as presented in the Site Plan. Site layout including driveway locations and parking were adjusted during the conditional use application at the request of Council. The Planning Commission reviewed the site plan on 6.20.23 and recommended approval subject to variances being approved by Mayor and Council.

**Sec. 74-191(b) – landscaping** – Buildings shall incorporate live plant materials as foundation plantings.

- Recommended approval of the variance to allow the applicant to provide decorative planters where feasible in place of foundation plantings on the front façade and to waive foundation plantings on the drive thru side.



**Sec. 74-196 (a) – Pedestrian Improvements** – development shall provide sidewalks with a minimum width of six (6) feet along all frontages of the lot that abut a public street.

- Planning Commission recommended approval of the site plan and to consider allowing the applicant to make a contribution to the City in lieu of providing the required sidewalks to be used for connectivity goals of the City described in the comprehensive plan.
- The applicant would be required to install 1,410 linear feet at 6 foot wide sidewalk under the requirements of the ordinance. Using the average of GADOT item mean summaries from previous years, the installed cost is estimated to be at least \$60 per square yard or approximately \$56,400.

Breakdown of required sidewalk:

- 500 LF along Hwy 16
- 240 LF along Village West Way
- 670 LF along Village West Drive

Options for Consideration:

- Require sidewalk along all public road frontages, per ordinance
- Require sidewalk along the primary frontage and allow remaining to be paid as fee in lieu toward connectivity goals.
- Allow applicant to pay a fee in lieu for all required sidewalk toward connectivity goals.

**Sec. 74-188 (a) (3) (g) – Windows (2 Variances)** – Blank windowless walls are prohibited along primary and secondary facades and street level storefronts shall consist of display windows comprising a minimum of 60 and a maximum of 80 percent of the primary and secondary facades.

- Recommended approval of the variance to have a blank windowless wall on the rear with a condition that false windows or recessed panels reminiscent of windows be added along the rear façade.
- Recommended approval of the variance to have the storefront windows at **56 percent** instead of the minimum of **60 percent**.