

## LETTER OF INTENT



The subject property is zoned BG and is within the Towne Center District (TCD) Overlay. The subject building was built in the 1990's as an office warehouse, it is proposed to be used as a basketball training facility, only indoor basketball courts.

The Special Use Permit request is to allow the **existing** 12,000 sf building within the TCD. The TCD has a restriction of a maximum of 10,000 sf for a single use/tenant.

In addition to the Special Use Permit request we have a few variances that need to be approved.

### Variance #1, Parking Required

The existing building has only 11 parking spaces. Per code, 57 parking spaces are required for the intended basketball training facility. To accommodate additional parking the adjacent vacant lot will be combined with the subject property for a new parking lot.

The vacant lot includes a detention system that was designed in the 1990's for three lots. This detention system does not meet current stormwater regulations therefore has to be expanded as illustrated on the site plan. Due to the enormity of the detention system for the existing and proposed impervious surfaces, the two sites together can only provide 34 total parking spaces, 60% of the parking requirement. However, per the proposed tenant, 34 parking spaces are enough to accommodate his business as his training classes consists of mostly young students below driving age. We request a variance to a minimum of 34 parking spaces.

### Variance #2, Front Building Setback

The TDR requires that the front yard setback must be a **maximum** of 10 feet. The subject building is existing and is setback 63 feet from the East Gate Place right-of-way. We request a variance to allow the setback as it exists.



### Variance #3, 5' Side Yard Landscape Strip

An existing utility easement with overhead power, sanitary sewer force main, and sanitary sewer outfall line runs 25 feet wide the entire length of the northern property line, and 20 feet wide within the adjacent property. Tree planting are not allowed under overhead power and over public sewer. We request a variance for the elimination of the 5 foot landscape along the northern and eastern property line, areas within the existing utility easement.

### Variance #4, Parking Terminus Islands and Tree Planting

The parking lot terminus along the northern ten parking spaces are under the existing overhead power line where tree plantings are not allowed by the utility company. We will propose tree plantings in the vicinity of the parking terminus island but request a variance on the tree planting requirement within the parking terminus islands.

The TCD allows only one driveway per 300 lf of road frontage. We are proposing to close the existing driveway and construct a new driveway into the proposed parking lot. To connect the proposed lot to the existing we are providing an on-site driveway connection. At this driveway connection onto existing pavement we can not provide terminus islands on the existing pavement. We will propose tree plantings in the vicinity of the existing parking spaces but request a variance to waive the terminus islands and tree plantings on the existing pavement at this proposed driveway connection.