

9Jan20

Petition for Development Approval



Submittal: Exhibit 6: Section 6-4-3:12.1: Standards for Approving a PUD Deviation

Request: Height & F.A.R Variances

1. Whether the requested deviation would undermine the intent and purpose of the underlying zoning district, and
 - It is believed, that the requested height & F.A.R. variances are needed to meet market required esthetics and operational and financial functionality. Granted variances will not undermine the B4 district zoning goals, or Water Street vision statement.
 - IRT F.A.R., with no “back-loading dock” space available, IOT ensure the operational efficiencies of the building in terms of back room operations the 1st floor non-public space had to be more than doubled to accommodate for “backroom” inside operations to include...
 - Deliveries & Shipments
 - Refuse Containment
 - Mechanical & Safety Equipment
2. Whether the requested deviation would be a detriment to the provision of municipal services and infrastructure and
 - The requested height & F.A.R. variance will have no measurable impact on municipal services or infrastructure.
3. Whether the requested deviation would contribute a planned unit development which offers a superior level of design, amenity enhancement, or environmental benefit; or would enhance community vitality through the inclusion of attainable or barrier free housing.
 - It is believed that the requested height & F.A.R. variance will allow for design elements compatible and complimentary with and serve to enhance the grandeur of the existing Water Street district structures. The River Main peninsula location (bordered by Water/Main/River) is considered one of the most visible and prominent in the downtown area, however the site also presents operation challenges as mentioned above, for which the F.A.R. variance addresses. The building site is a location which calls for a building that adds to the downtown culture of class and community.