



Please consider this letter as a waiver request for  
Unimproved Road Policy for Interim Roads  
Section 8.620 -Parking Lot Design  
Section 8.790.A - Landscaping Minimum Requirements "Street Frontage"

Unimproved Road Policy

The policy would require Hamblen road to be developed to Urban Standards from the development site north to Bailey Road.

*Justification*

Hamblen Road from the proposed site north currently has an existing traffic volume of 2,220 total daily trips, which is considered low volume. All intersections operate at a Level of Service of B or higher.

*Proposal*

The current road condition is 30 feet of pavement with open ditches and the proposal is to widen the width to 36 feet which would allow for 2 – 12' drive lanes and 6' shoulders on both sides of the roadway. This is identical to the accepted conditions for Pryor Road south of Longview Road, which has much higher traffic volume. Additionally there is limited development potential south of this project site without significant public infrastructure upgrades.

Section 8.620 – Parking Lot Design

Head in parking is not permitted from public right of way or private streets and the entry drive has been determined, by staff, to be a private drive.

*Justification*

The entry into the site is limited to one access point with the two proposed uses on the site being conducted on exactly opposite schedules. The existing contractor is primarily Monday through Friday, 8 to 5 with the proposed Field House being operated primarily on evenings and weekends. This isolation of uses makes the entry serving the site function as parking lot entrance and not a private drive. The additional parking that is located on the entry is overflow parking for the transition flow during practice changes.

*Proposal*

Allow the head in parking along the entry drive similar to other development areas with multi-users, i.e. Summit Fair, Streets of West Pryor, etc.

Your consideration of this waiver request is greatly appreciated.

Thank You

Matt Schlicht