



Application No PL2023319

Modification Request

- 1.) Parking Setback – Reduce parking setback from 20 feet to 5.39 feet
The modification will allow for a better turn around access for emergency services. This modification is justified because the setback is adjacent to the NE Strother Road Right of Way and in this specific location the right of way is 21.50 feet from the back of curb, where typical right of way is 11 or 12 feet behind the curb. This modification will not create an adverse effect on safety and will provide better emergency services access to the site
- 2.) Parapet wall
This modification is consistent with other large buildings within the City where the parapet wall around the perimeter of the building is excessive and the mechanical unit screening can be accomplished with unit screening devices.
- 3.) CG-1 Curbing around the training area
This site will utilize a paved area for purpose of training new motorcycle riders. The curb around the perimeter would pose a risk to new riders. The perimeter will be screened with landscaping and the curb around the perimeter will be a no rise ribbon curb to hold the pavement in place