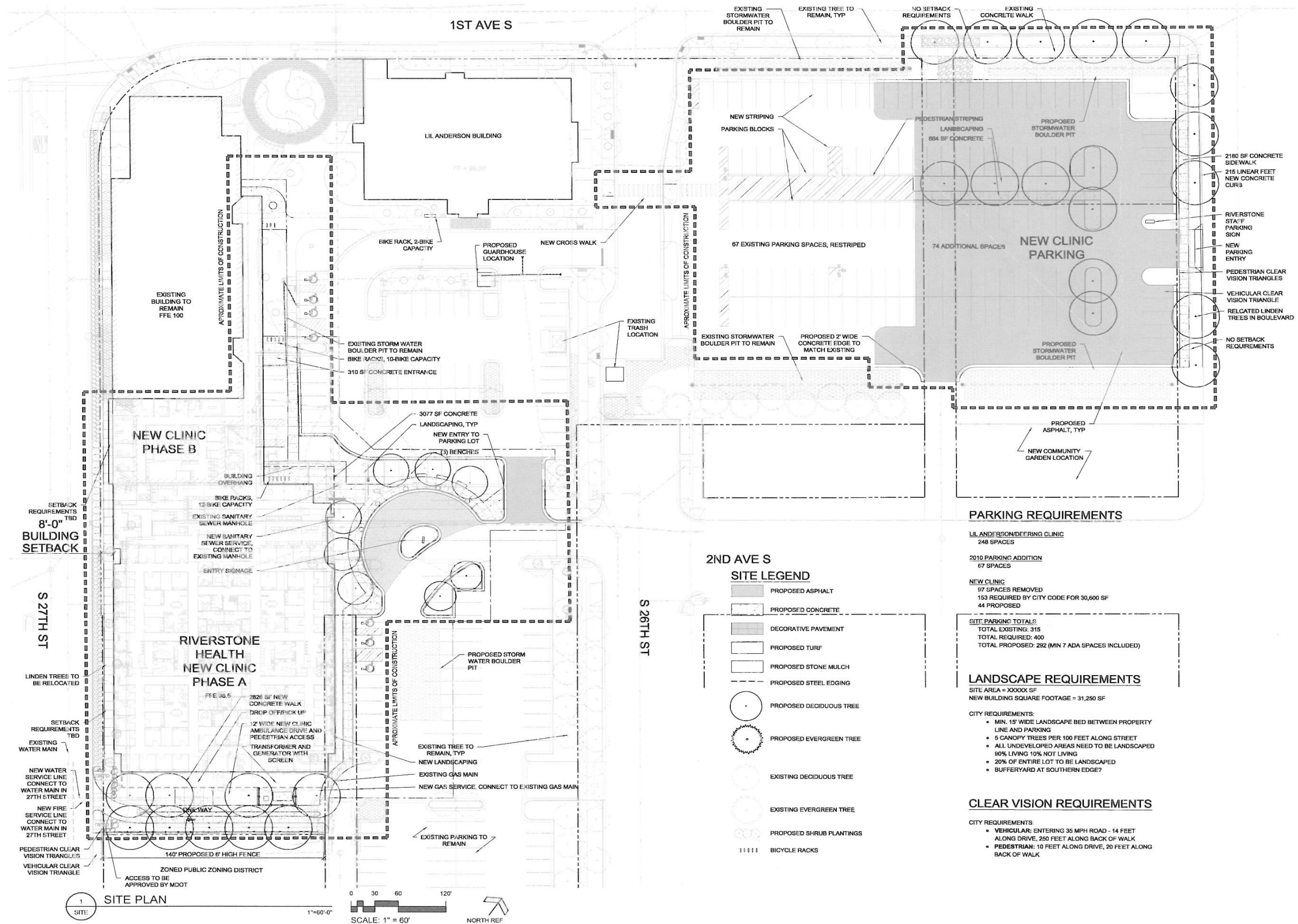


Variance 1226 – Land Use Contrary to Zoning Site Plan



2ND AVE S SITE LEGEND

- PROPOSED ASPHALT
- PROPOSED CONCRETE
- DECORATIVE PAVEMENT
- PROPOSED TURF
- PROPOSED STONE MULCH
- PROPOSED STEEL EDGING
- PROPOSED DECIDUOUS TREE
- PROPOSED EVERGREEN TREE
- EXISTING DECIDUOUS TREE
- EXISTING EVERGREEN TREE
- PROPOSED SHRUB PLANTINGS
- BICYCLE RACKS

PARKING REQUIREMENTS

| | |
|--------------------------------------|---|
| LIL ANDERSON/DEFERRING CLINIC | 248 SPACES |
| 2010 PARKING ADDITION | 67 SPACES |
| NEW CLINIC | 67 SPACES REMOVED 153 REQUIRED BY CITY CODE FOR 30,600 SF 44 PROPOSED |
| SITE PARKING TOTALS | TOTAL EXISTING: 315 TOTAL REQUIRED: 400 TOTAL PROPOSED: 292 (MIN 7 ADA SPACES INCLUDED) |

- ### LANDSCAPE REQUIREMENTS
- SITE AREA = XXXXX SF
NEW BUILDING SQUARE FOOTAGE = 31,250 SF
- CITY REQUIREMENTS:**
- MIN. 15' WIDE LANDSCAPE BED BETWEEN PROPERTY LINE AND PARKING
 - 5 CANOPY TREES PER 100 FEET ALONG STREET
 - ALL UNDEVELOPED AREAS NEED TO BE LANDSCAPED 80% LIVING 10% NOT LIVING
 - 20% OF ENTIRE LOT TO BE LANDSCAPED
 - BUFFERYARD AT SOUTHERN EDGE?

- ### CLEAR VISION REQUIREMENTS
- CITY REQUIREMENTS:**
- VEHICULAR: ENTERING 35 MPH ROAD - 14 FEET ALONG DRIVE, 250 FEET ALONG BACK OF WALK
 - PEDESTRIAN: 10 FEET ALONG DRIVE, 20 FEET ALONG BACK OF WALK

