



Engineers & Land Surveyors, Inc.

DATE: December 18, 2023
CLIENT: UGDC, LLC – Lightbridge Academy
OTTO PROJECT NO. 23-0422

IMPERVIOUS VARIANCE CONSIDERATION OF FINDINGS

- **Is the variance *in harmony with the purposes and intent of the ordinance*?**

A variance would not undermine the ordinance because the property is 1000 feet from the river and drains away from the river into a large wetland complex before getting to the river. Mitigation for all of the impervious to meet the required 30% would not be an option since the property is zoned commercial and has specific land use requirements for parking and access. The owner has proposed a pervious playground area to reduce impervious as much as possible. Additionally, the landscape plan proposes planting a variety of native trees, shrubs, and grasses.

- **Is the variance *consistent with the comprehensive plan*?**

The owner is developing the site in a manner consistent with the City zoning. Their parking analysis has attempted to balance the needs of the daycare with the objective to minimize impervious on the site.

- **Are there *unique circumstances to the property not created by the landowner*?**

The access to the site has been predetermined to be at the northeast corner of the site to align with the existing street (143rd Ave NW). This creates additional driveway length for the access drive to access the parking lot and building. This circumstance was not created by the landowner.

- **Will the variance, if granted, *alter the essential character of the locality*?**

This site is 1000 feet from the river and is in a commercial area. This will have no effect on the character of the riparian area.

- **Does the proposal put property to use in a *reasonable manner*?**

The City has reviewed proposed land uses in the area with their zoning district requirements and a daycare is a permitted use in this zoning district.