Attachment 1 – Coastal Variance Request

#1

There are 3 provisions of the regulations that will require a variance to adequately meet the long term vision of the City of Parker – specifically addressing the following with regards to Light Manufacturing Use requirements adopted since the purchase of the property:

Building square footage and need to increase from 22.5K to 28K

The maximum square footage allowed for Light Manfacturing is 22.5K SQ FT; which was adopted and implemented since the purchase of the property. The property was purchased with the intent to duplicate a similar facility that we currently have in Cowarts, AL of 28K SQ FT. The additional square footage is required to accommodate the loading and unloading of materials that is all done inside the building AND make it feasible to provide a complete line of products on site for our customers. The variance on the square footage is requested to be able to efficiently operate our business and justify an investment that will serve both Coastal and the City of Parker.

Parking calculations and requirements

The proposed required parking for a 22.5K SF building assumes the calculations of traditional retail which does not apply to the SF usage on this building. Only 2,625 SF of the 28K SF building will be used for offices and be customer facing. Based on our facility in Cowarts of the same size, design and function, 25 parking spaces doubles the average number of spaces that are utilized in Cowarts.

Street access to property

Road Access to Coastal Facility – Since all of the loading and unloading of materials is managed inside the building, there are 2 accesses required to be able to drive-in and drive-out. Access for deliveries is all scheduled and traffic is managed through scheduling. Looking at the long term goals and vision of the City of Parker, the frontage of US HWY 98 is slated to build future retail, and services as previously shown. The positioning of the building on the property would facilitate being able to keep HWY 98 in line with the long term vision and provide visibility to retail and services to better promote new business and tax dollars to the city.

#2

The request for the variance is based on trying to meet the common goal of building a structure that facilitates our needs to efficiently run our business, as well as incorporating the long term vision for the City of Parker to make HWY 98 a corridor with retail shops and services enhancing its appeal to residents and increasing tax revenue. The proposed design incorporates significant infrastructure upgrades that increase Coastal project expense.

#3

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vision for the City of Parker to make HWY 98 a corridor with retail shops and services enhancing its appeal to residents and increasing tax revenue.

#4
Since all of the loading and unloading of materials is managed inside the building, there are 2 accesses required to be able to drive-in and drive-out. Access for deliveries is all scheduled and traffic is managed through scheduling. There should not be any instance where there is congestion on surrounding streets exceeding that of normal traffic patterns. There is no detrimental effect on local environment and adherence to all safety regulations as proposed by the governing agencies.

#5
The essential character and future vision of City of Parker was considered in designing the structure. In keeping with making HWY 98 a corridor for retail shops and services, the current design placing the Light Manufacturing facility behind the frontage road facilitates being able to efficiently run Coastal and stay in keeping with Parker's vision.

#6
All Land Development Regulations have been strictly followed in the design of the property and variance requests are for additional regulations imposed since property purchase.

#7
This development is aligned with the goals of the comprehensive plan and designed to facilitate a significant potential for economic benefit to the City of Parker.