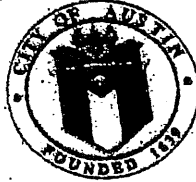


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MEMORANDUM

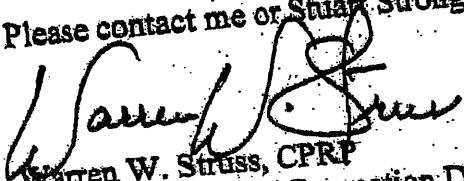
TO: Planning Commission
FROM: Warren W. Struss, CPRP
Director, Parks and Recreation Department
DATE: September 4, 2007
SUBJECT: Proposed Variances from the Waterfront Overlay (WO) Combining District Regulations.

A proposed site plan (SP-06-0715C) and (SP-06-0761C.SH) for a development at 222 and 300 East Riverside Drive includes variance requests from the Primary and Secondary Setbacks required in the South Shore Central Waterfront Overlay District. Section 25-2-271 (2) of the Land Development Code requires the Director of the Parks and Recreation Department to review the plan to determine whether it is compatible with adopted park design guidelines, and if significant historic, cultural or archaeological sites are located on the property.

I conducted an examination of the site plan and have concluded that, with the proposed variances, the site plan is not compatible with adopted park design guidelines. Park design standards, as stated in the Town Lake Corridor Study, call for buildings to be set back from the waters edge to allow for water-front related uses, both public and private. Preserving visual and physical access is essential. The Waterfront Overlay district setbacks were adopted to achieve these goals; approval of setback variances would be counter to achieving the goals. Therefore, I cannot support any variances to the Waterfront Overlay.

Also, the Parks Board reviewed the proposed variances at their meeting of August 28, 2007 and voted 5-4 against setback variances.

Please contact me or Stuart Strong (974-6766) if you require additional information.


Warren W. Struss, CPRP
Director, Parks and Recreation Department