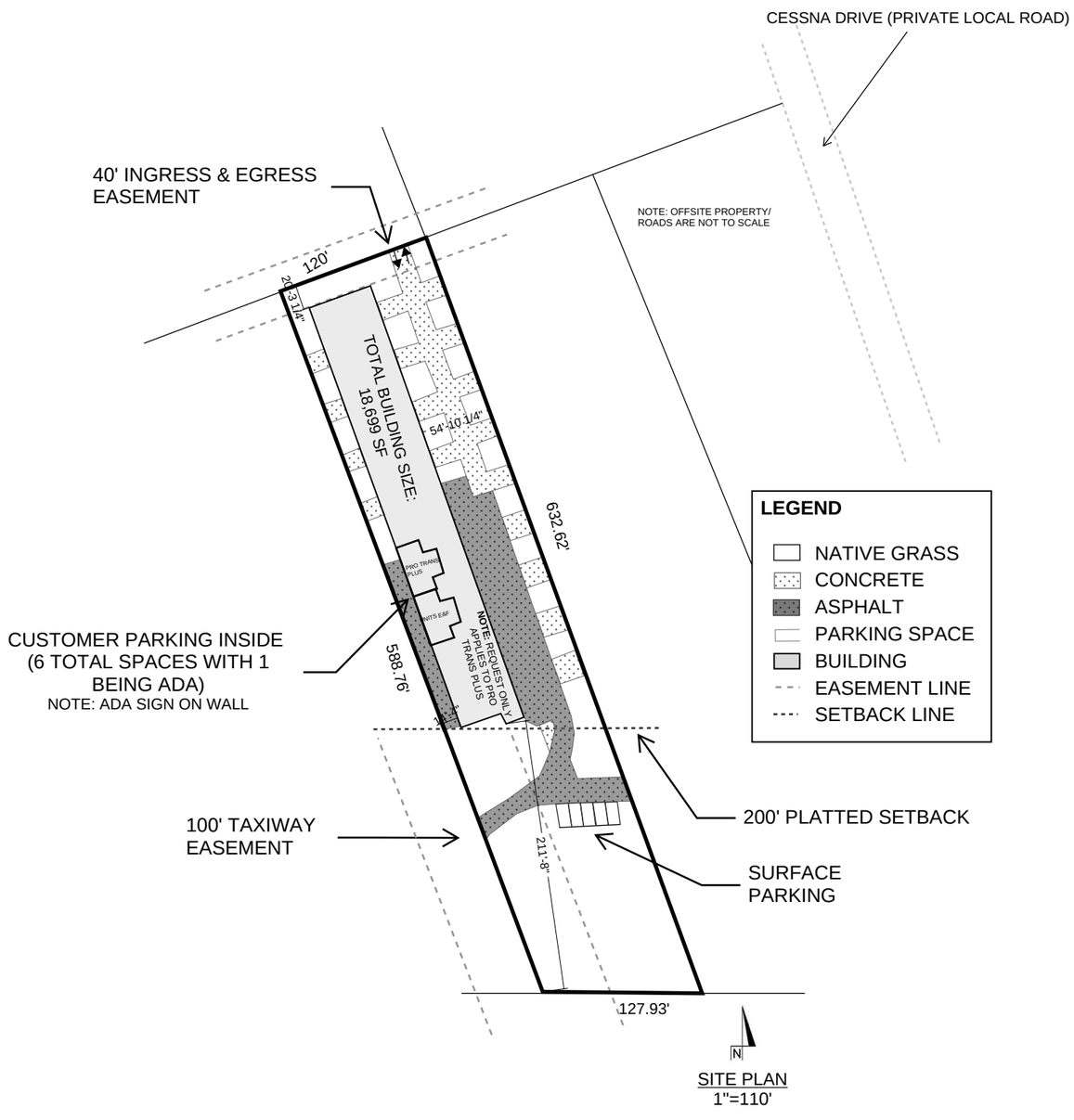
PRO TRANS PLUS VARIANCE OF USE SITE PLAN

LEGAL DESCRIPTION: LOT 17, BLOCK 1 MEADOW LAKE AIRPORT FILING NO 3

VICINITY MAP

N

VICINITY MAP
NTS



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SITE PLAN
1"=110'

VA253

GENERAL NOTES

PROPERTY ADDRESS: 7936 CESSNA DR
PARCEL NUMBER: 4304002080
ZONING: R-4, GA-O
LOT SIZE: 1.68 AC
TOTAL BUILDING SF: 18,699 SF
VARIANCE OF USE AREA: 1040 SF
LOT COVERAGE: 26%
BUILDING HEIGHT: 20 FT

EMPLOYEE PARKING REQUIREMENT:
1 space per employee on maximum shift, plus 3 spaces per bay or stall
-Employees: 2
-Number of bays: 2
Total parking required: 9

PARKING PROVIDED:
-6 spaces in the building
-5 surface parking spaces
Total parking provided: 11

REQUEST:
1.Request approval of a variance of use to allow a "Commercial Vehicle Repair Garage" in the R-4, GA-O zone. Section 1.15 of the Land Development Code defines Commercial Vehicle Repair Garage as:
"An establishment used for the care or repair of passenger vehicles and light trucks, including major or minor work such as paint, body and fender work or engine and transmission overhaul and incidental storage or parking of repaired vehicles, but excluding the dismantling of wrecked vehicles and the storage of junk vehicles."

2. The daily trips associated with Pro Trans Plus shall not exceed 10.

3. The variance of use shall only apply to Pro Trans Plus Units E & F.

*The site is not encumbered by any no-build, floodplains, or drainage facilities.

*Remainder of site is presumed to be utilized as storage for working/operable airplanes.

ROAD IMPACT FEE:
A road impact fee is not required.

NOTE: ALL IMPROVEMENTS ARE EXISTING OTHER THAN THE PROPOSED 2 EMPLOYEE PARKING SPACES.

NO.	REVISION/ISSUE	DATE

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PROJECT NO.	SHEET
DATE	
PREPARED: CAD	APPROVED