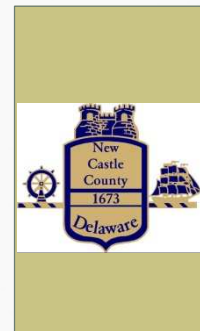


LEVEL OF SERVICE WAIVER
BARLEY MILL PLAZA
APPLICATION 2019-0266-S

NCC DEPARTMENT OF LAND USE



SECTION 40.11.230.C.2.B

The Department will not recommend approval of an LOS Waiver unless, at a minimum, the Department finds:

- i. The proposed development is an economic development project that is significant with respect to the number and character of jobs provided, or the potential revenue to the County; or
- ii. The applicant demonstrates based on documentation, that the application of this Article creates unique, significant, undue hardship; or
- iii. The proposed development accomplishes another unique, significant, and demonstrated public purpose that could not be accomplished by applying other provisions of this Article.

ANALYSIS

The Department has evaluated the proposed development, TIS and TM Agreement and has outlined its findings throughout the recommendation report but for clarity has included the findings below:

- Provides a clear public purpose by complying with the economic development and growth management objectives outlined in Chapters 3 and 10 of the NCC Comprehensive Development Plan:
 - Guide mixed-use & infill into Commercial/Office/Industrial Areas
 - Encourage redevelopment & infill projects that complement & enhance existing neighborhoods
 - Encourage a diversified economic base
 - Promote redevelopment of existing or underutilized properties
- Based on current traffic counts or the addition of new trips, one intersection would only achieve compliance via a grade separation, other intersections would require extensive widening improvements. The developer will fund a number of transportation-related improvements as outlined in the TIS.
- Is located within a designated infill area that will facilitate redevelopment and utilize existing infrastructure by replacing a vacant office park with an economically viable mixed-use project, providing needed amenities and a destination point for the community.