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REAL ESTATE DEVELOPMENT CONSTRUCTION
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September 15, 2017

Ms. Paula Dennison
Development Services Director
Development Services
P.O. Box 1449
723 S. Lewis St.
Stillwater, OK 74076-1449

RE: Variance request/explanation letter

Dear Ms. Dennison,

We are respectfully requesting a variance to the Code of Ordinances, specifically Chapter 37 Article III, Section 37 - 130, be given regarding the property located at 5411 & 5461 W. 6th Ave Stillwater, OK to allow for the construction of two (2) access drives.

The property is being developed with a few purposes in mind. We, (Hutton) are developing the 2 parcels that front 6th Ave and the seller of the land is retaining 5+ Acres for future development. O'Reilly Auto Parts, a national retail chain is already committed to the east parcel and we are working with another National Retailer to develop the west parcel.

Behind the retail spaces, more specifically to the south, the property is slated for multi-family housing complex. The south part of the site is currently zoned RM, multi-family residential. The space to the south is larger than the commercial retail space in area. With the completion of the second retail space and residential units, it will provide an increased need for access to/from 6th Ave. The currently approved access point will be the sole point for entry/exit for the entire 7.89 Acre development. This will create a huge burden on the O'Reilly parcel as all traffic from Multi-family, west retail space, and O'Reilly customers will be utilizing the O'Reilly parking lot driveway.

To allow only one access point to a development this size, with the uses described will create a logistical congestion on the O'Reilly Parcel.

The 7.89 Acre property does not have accessibility from any other location. This said, the property requires a unique accessibility plan to serve the increased traffic to the property. As discussed, this property is being developed for major national retail tenants. These tenants draw in traffic which in turn will create a demand for the requested access points as to not create congestion along 6th Ave.

To aid in alleviating congestion with accessibility, two shared access easement/drives will be created internally between the businesses and the multi-family housing to the south. The increased accessibility adds a certain safety factor to the development in that traffic has the ability to enter and exit the property at multiple locations. These multiple access points provide a relief in congestion. Both entering and exiting.

Approval of the requested variance will provide the necessary access demanded by a development of this size. And with minimal impact to the surrounding properties and the ordinances intended design.

Please review the enclosed information further showing the need and request as discussed. We appreciate your time and look forward to the next step.

Regards,



Josh Ligon
JLigon@Hutton.Build
Development Project Manager
HP Growth, LLC