



# New Century Commons

WAIVER REQUEST TO REDUCE THE MINIMUM REQUIRED FLOOR AREA OF  
6,000 SQUARE FEET FOR PARCEL C, NEW CENTURY COMMONS PLAT, LOCATED  
AT 500 WEST LINTON BOULEVARD.



# New Century Commons



## Location:

Southwest Corner of West Linton Boulevard and SW 4<sup>th</sup> Avenue

## Waiver Request:

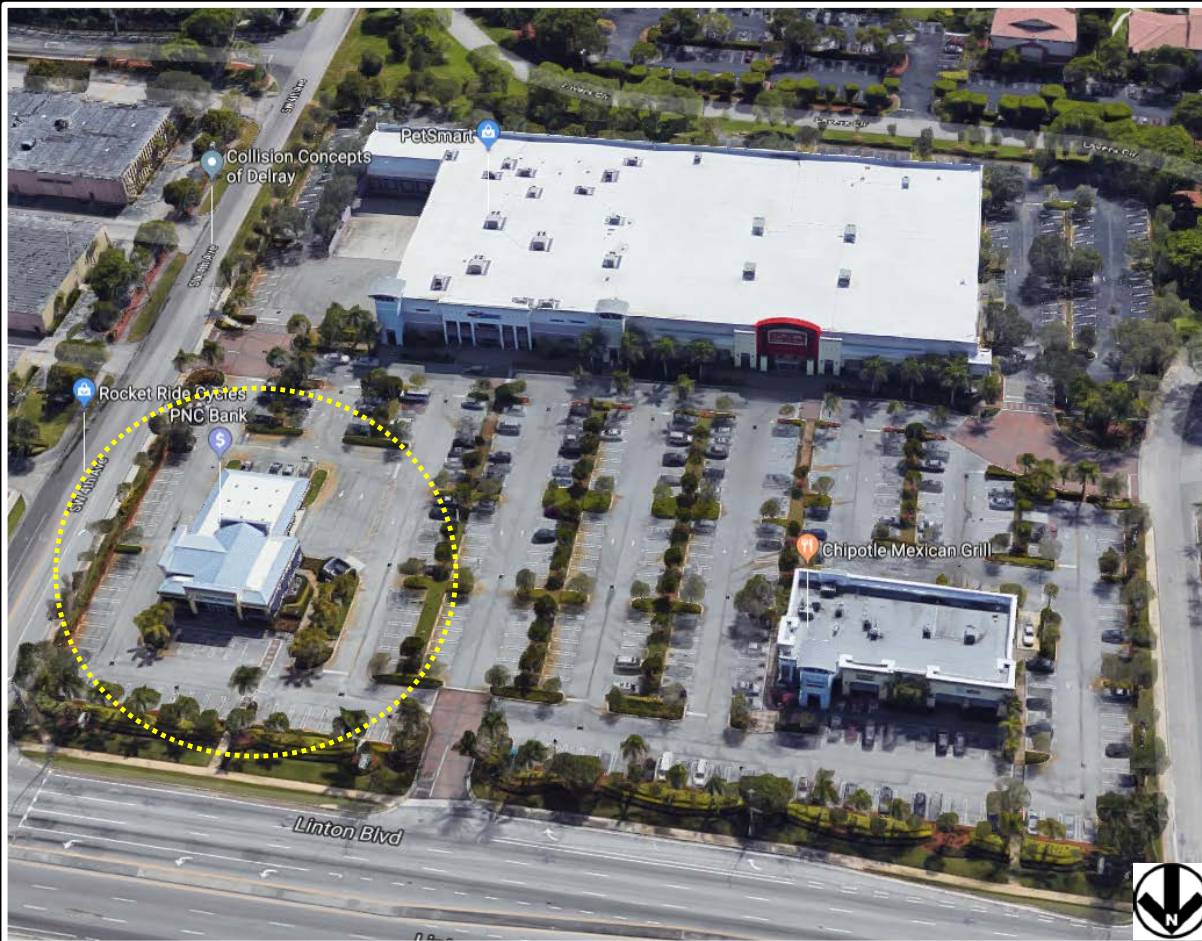
Reduce the minimum square footage requirement for a free-standing structure from 6,000sf to 3,340sf.

Proposed Plat





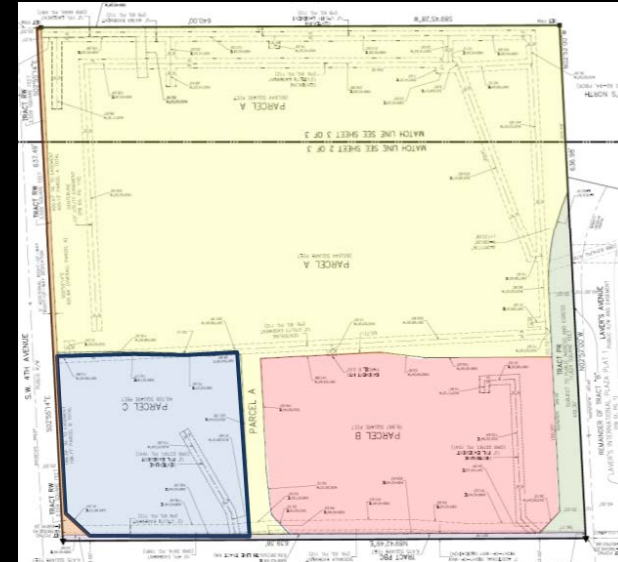
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## Waiver Request:

### Building C:

- \* 3,340 square foot building exists (Bank with drive-thru)
- \* 6,000 square foot minimum building size in PC zoning district





# New Century Commons

## WAIVER CONSIDERATIONS:

- Building exists and the waiver is necessitated by splitting the primary parcel
- Parcel will continue to function as a unified development with cross-access between parcels and shared parking throughout.
- A “Declaration of Restrictions” has been recorded to ensure maintenance of the entire property among all property owners.
- If redeveloped, compliance with the applicable regulations at that time would be required.

## WAIVER FINDINGS

- Will not adversely affect the neighboring area, impact the provision of public facilities, or create an unsafe situation;
- Granting of a special privilege may be considered, the size of the building is an existing condition and other similar requests would be supported.





# Recommendation

**Approve** the waiver request to reduce the minimum floor area for Building C on Parcel C from 6,000 square feet to 3,340 square feet **at New Century Commons** located at 500 West Linton Boulevard