

Wiseman Crematorium

Stormwater Variance Request



Purpose

- City Stormwater Ordinance requires installation of stormwater control measures when adding more than:
 - 5,000 square feet of impervious area for previously developed sites
 - 20,000 square feet of impervious area for new development
- Wiseman Crematorium site is currently vacant with a small gravel patch covering approximately 5% of the property
 - Characterized as re-development with a threshold of 5000 sf of impervious for Stormwater Control Measures
- The owner is requesting a variance so the site may be considered new development, allowing for the addition of 20,000 sf of impervious area

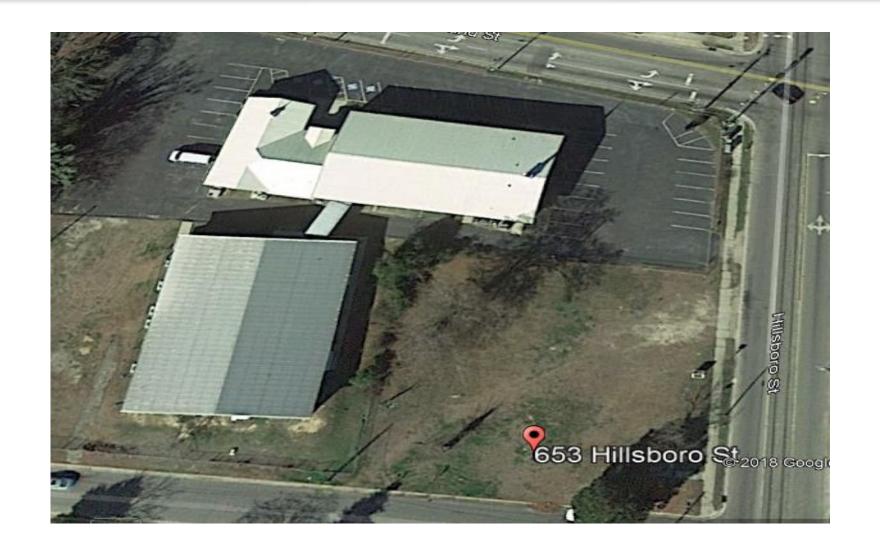


Site





Site





Steps Taken by City Staff

- Staff met with owner's engineer to review project and variance request
- Letter of Notice of Petition for Variance Request was mailed to nearby property owners (within 500 ft)
- Stormwater Variance and public hearing ad was submitted to the Fayetteville Observer
- Notice of Variance sign was placed on property



Staff Recommendation

 Approve the variance request allowing the site to be considered new development.

 If variance request is denied the site will be considered redevelopment and the stormwater requirement will hinder the owner's ability to pursue development plan



QUESTIONS?