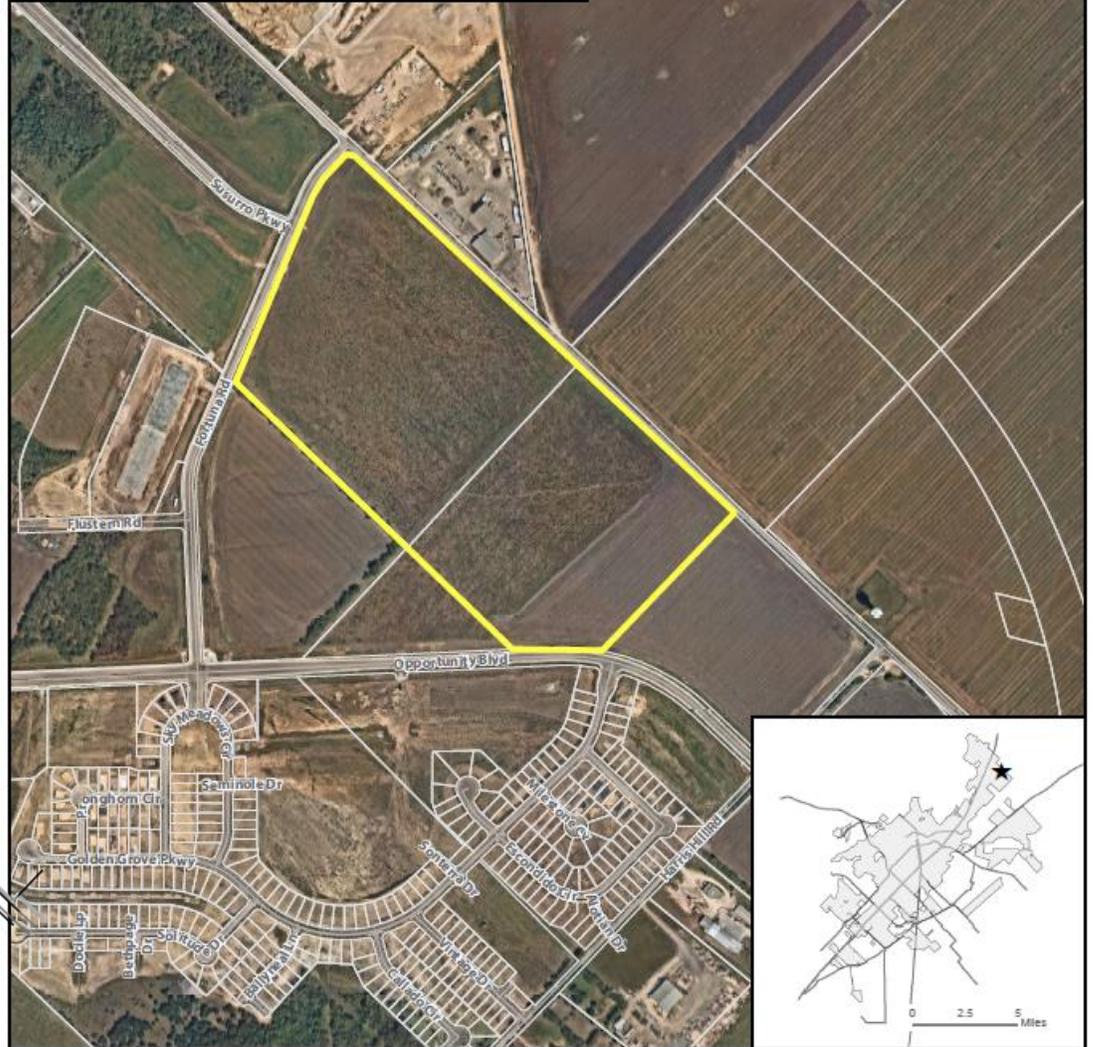
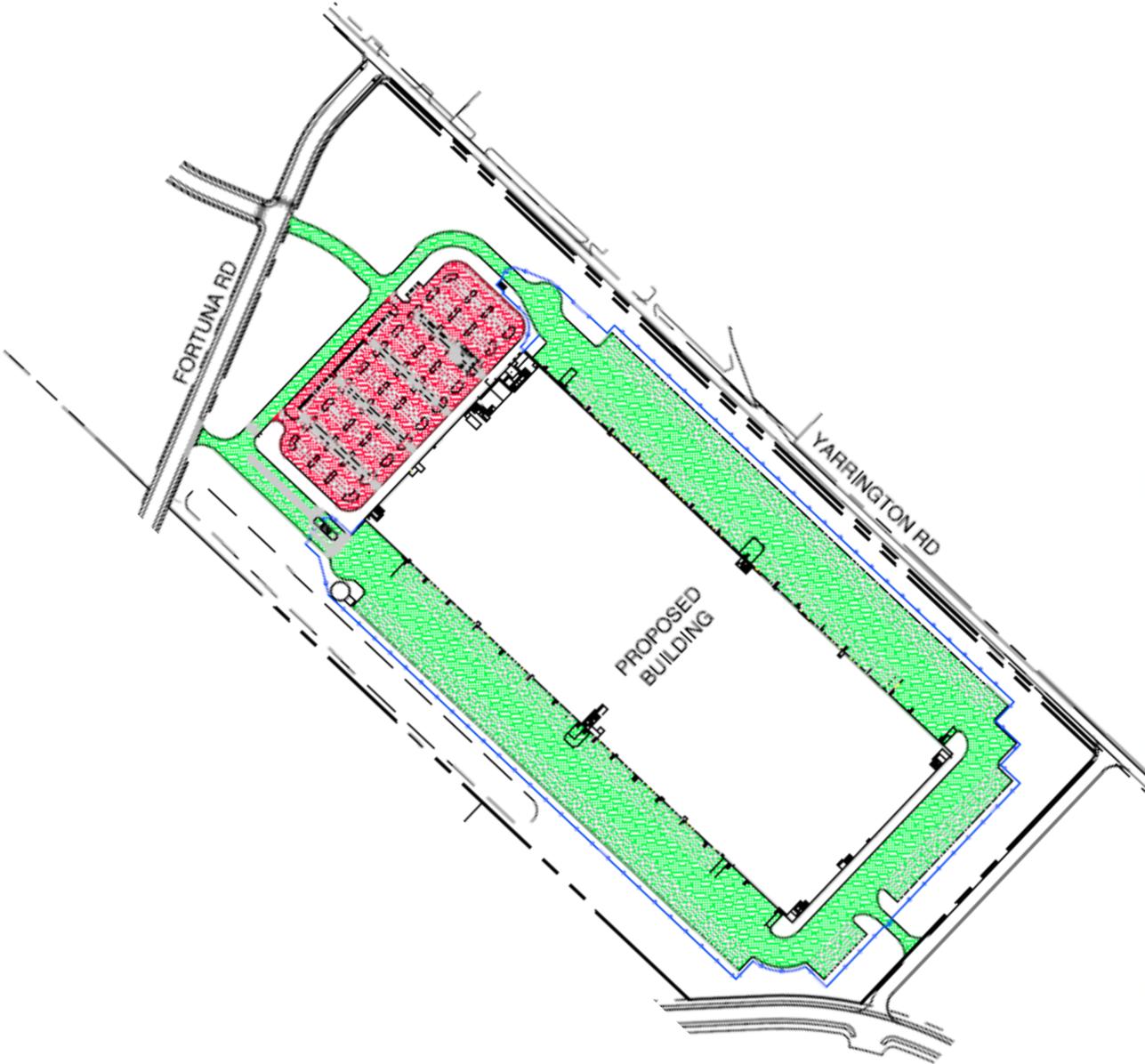
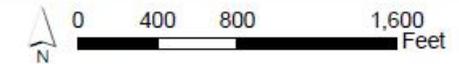


Reconsideration of the approval of Resolution 2020-274R, for a variance from the parking requirements applicable in the Whisper Planned Development District in order to clarify the condition for solar panels

**VR-20-09
Aerial View
Whisper Parking Variance**



- Subject Property
- Parcel
- City Limit



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.

Map Date: 12/1/2020

Staff recommended **APPROVAL** of the request due to the distance from the right of way (150' to 360') and the additional requirements in the PDD for parking lot landscaping and screening.

December 15, 2020 City Council **Approved with Conditions:**

- Over Detention of Site Runoff
- Grass-lined channels providing water quality
- 10 employee electric vehicle charging stations
- 10 electric semi-truck charging stations
- 100% rooftop solar panels
- Hydrogen fuel system
- Designated ride share location

Item for clarification and reconsideration:

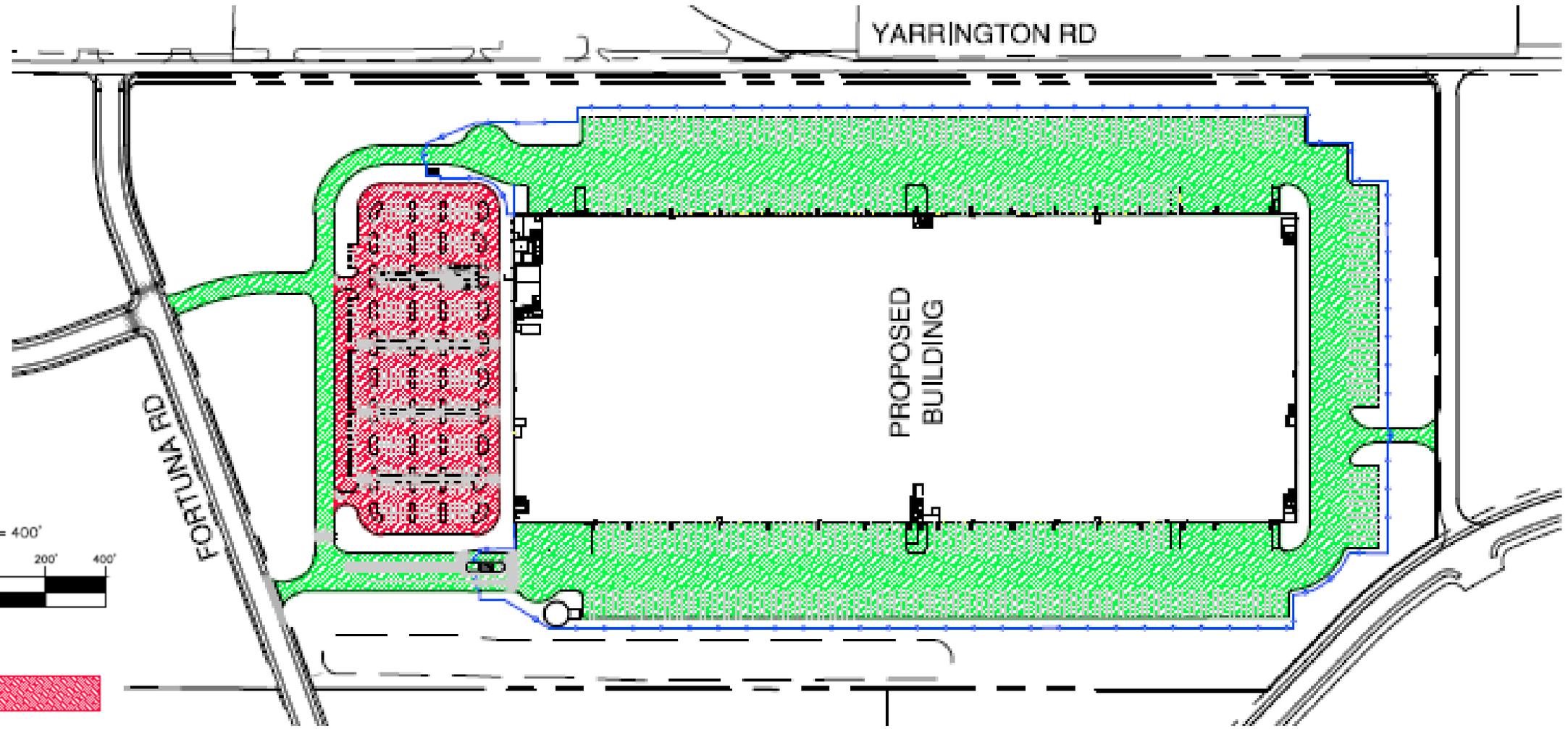
- Approved Condition: 100% rooftop solar panels
 - Installation with initial building permit
- Applicant's Intent: require construction of a roof structure that is designed to accept future solar panel installation.

SAN MARCOS Updated Recommendation

- Staff recommends APPROVAL of the request due to the distance from the right of way (150' to 360') and the additional requirements in the PDD for parking lot landscaping and screening with the following conditions:
- Over Detention of Site Runoff
- Grass-lined channels providing water quality
- 10 employee electric vehicle charging stations
- 10 electric semi-truck charging stations
- Construction of a roof structure that is designed to accept future solar panel installation.
- Hydrogen fuel system
- Designated ride share location



Site Plan

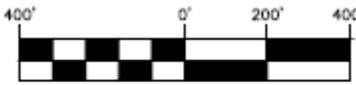


YARRINGTON RD

FORTUNA RD

PROPOSED
BUILDING

SCALE: 1" = 400'



LEGEND

- EMPLOYEE PARKING/DRIVES 
- TRUCK PARKING/DRIVES 