

GENEVA OAKS BUSINESS PARK REQUESTED VARIANCES

ANNEXATION AGREEMENT

1. Provision: Section 5
 - a. Geneva Code: 11-9-5A.4
 - b. Code Req: 2 years to submit final plan for first phase
 - c. Req. Variance: 10 years from later of annexation or utilities to subject property
2. Provision: Section 5
 - a. Geneva Code: 11-8A-3A
 - b. Code Req: 50' landscape buffer along Fabyan Parkway
 - c. Req. Variance: 25' landscape buffer along Fabyan Parkway (consistent with property to the west)

PUD ORDINANCE

1. Provision: Section 3.2, Schedule B-1 for Lots 1-4
 - a. Geneva Code: 11-7B-4B
 - b. Code Req: Rear building setback-30'
Rear parking setback-20'
Side setback: Building-20'; parking-15'
 - c. Req. Variance: Rear building setback-20', Lots 1-4
Rear parking setback-0', Lot 4
Side setback for building and parking-0' between Lots 1-4
2. Provision: Section 3.2, Schedule B-2 for Lot 5
 - a. Geneva Code: 11-7B-4B
 - b. Code Req: Rear parking setback-20'
Side parking setback-15'
 - c. Req. Variance: North & West parking setbacks-10'
South & East parking setbacks-0'
3. Provision: Section 3.2
 - a. Geneva Code: 11-8A-3A
 - b. Code Req: 50' landscape buffer along Fabyan Parkway
 - c. Req. Variance: 25' landscape buffer along Fabyan Parkway (consistent with property to the west)
4. Provision: Section 3.4.1
 - a. Geneva Code: 11-11A-2C
 - b. Code Req: 18.5' wide parking spaces
 - c. Req. Variance: 18' wide parking spaces
5. Provision: Section 21
 - a. Geneva Code: 11-12-6.A.5
 - b. Code Req: Monument Sign maximum height-16'
 - c. Req. Variance: Monument Sign height-20'