Beckman Ground Mounted Solar Array Max Size Variance

PROJECT REVIEW

Existing Conditions

Property Location:	4675 120th St. W		
Legal Description:	Lot 5, Block 1, Beckman's 1st Addition		
Comprehensive Plan Designation	"LD" Low Density Residential		
Zoning Classification	"R1" Single Family 40,000 sq. ft.		
Existing Platting	Platted		
Current Land Use	Single Family Home		
Size:	124,197 sq. ft.		
Topography:	Flat		
Existing Vegetation	Large trees, heavily wooded		
Other Significant Natural Features	Pond		
Adjacent Properties/Land Uses	**NORTH**		
		Comprehensive Plan	"LD" Low Density Residential
		Zoning/Land Use	"R1" Single Family 40,000 sq. ft.
	SOUTH	**Valleywood Municipal Golf Course**	
		Comprehensive Plan	"P" Parks & Open Space
		Zoning/Land Use	"PD-168"
	EAST	**Single Family**	
		Comprehensive Plan	"LD" Low Density Residential
		Zoning/Land Use	"R1" Single Family 40,000 sq. ft.
	WEST	**Single Family**	
		Comprehensive Plan	"LD" Low Density Residential
		Zoning/Land Use	"R1" Single Family 40,000 sq. ft.