



June 26, 2020
RD06-00

Mr. Art Wright
City of Mansfield
PLANNING DEPARTMENT

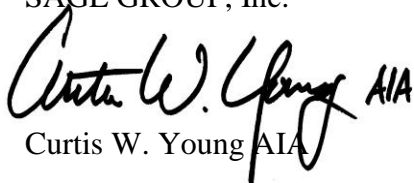
RE: Legacy Estates Final Plat- Variance Requests

Regarding the submittal of Case No. (SD#20-029) Replat of Legacy Estates, we would respectfully like to ask for this variance request:

1. A variance to Section 154.1, Subdivision Ordinance of the City of Mansfield, regarding a cul-de-sac length exceeding the maximum length. We are requesting this variance in order to serve this area with a public street. As the surrounding area is already platted subdivisions, without any street ROW's available to connect to, there is no other practical option to provide access to these lots, which are consistent with the existing zoning of the property.

Thanks for your attention to this matter, and let us know if you need anything additional.

Respectively submitted,
SAGE GROUP, Inc.


Curtis W. Young AIA