

990733 Submitted by
Robert Pearce

MAJOR
ISSUES/CONCERNS

1. Interior Side Setback

Proposed: Reduce side interior setback from 10' to 5' for multiple-family apartment buildings

Recommend: Reduce side interior setback to no less than 8'.

2. Front Setback

Proposed: Maximum front setback for Shopfront/Commercial is 10'.
Maximum front setback for Apartment Buildings is 15'-20'.

Recommend: Increase maximum front setbacks

3. Vision Triangle

Proposed: Eliminate Vision Triangle completely

Recommend: Modify Vision Triangle to measure from curb intersection (AASHTO Standard)

4. Landscape/Tree Requirements

Proposed: Eliminate all existing on-site Landscape and Tree Requirements. Replace with one tree per 1200 square feet private outdoor space requirement

Recommend: Do not eliminate the City's Landscape and Tree Requirements. Modify existing Requirements to less suburban standards

5. WHERE EXACTLY ARE WHICH BLDG. COVERAGES ALLOWED/LIMITED?
50%, 60%, 70%?

ROBERT PEARCE

6. INSUFFICIENT MINIMUM FRONT SETBACK ISSUE:

0' MINIMUM FRONT SETBACK ALLOWED IN
SHOPFRONT, OFFICE, ROWHOUSE, + GARDEN APPT.
BLDG TYPES.