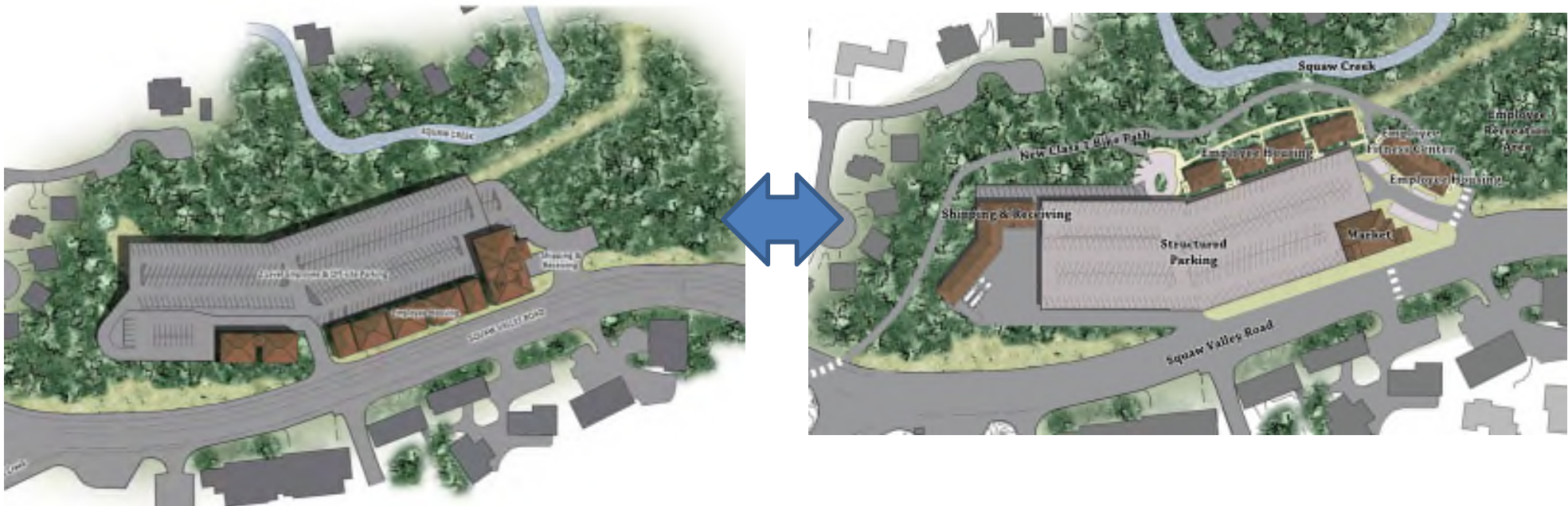




East Parcel

There have been requests from the neighbors to consider flipping layout back to original proposal.



The assumption is that, once refined, everything else (heights, separation, etc) would remain the same.

Comments?

East Parcel

Proposed issues we should consider

1. **What size and zoning is appropriate for the buffer between the East Parcel buildings and the neighboring homes?**
2. **Does the East Parcel comply with Layout standards?**
3. **Do any of the Mass, Scale, & Height Standards apply?**
4. **How to create an effective the buffer zone?**
5. **Can the bike path be altered a bit?**

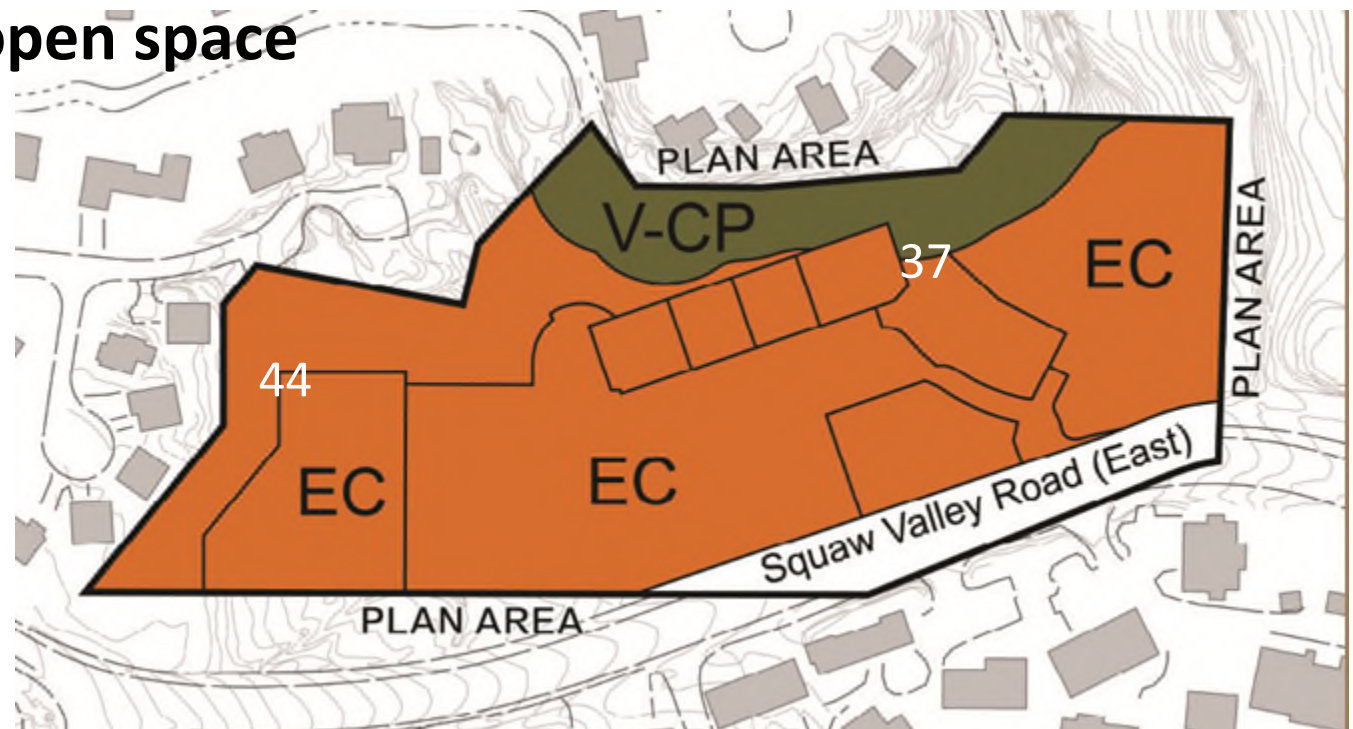
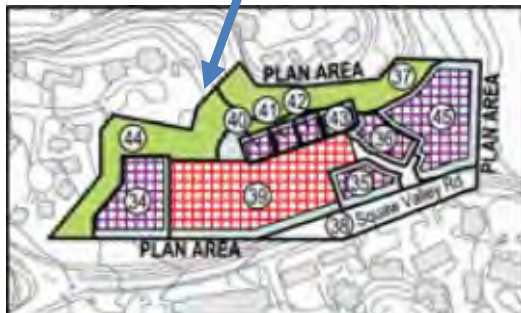
Are there others?

East Parcel

1. What size and zoning is appropriate for the buffer between the East Parcel buildings and the neighboring homes?

Lots 44 & 37 provide the buffer between the development and the neighboring homes. The zoning legend has Lot 37 as V-CP.

Both are given as open space



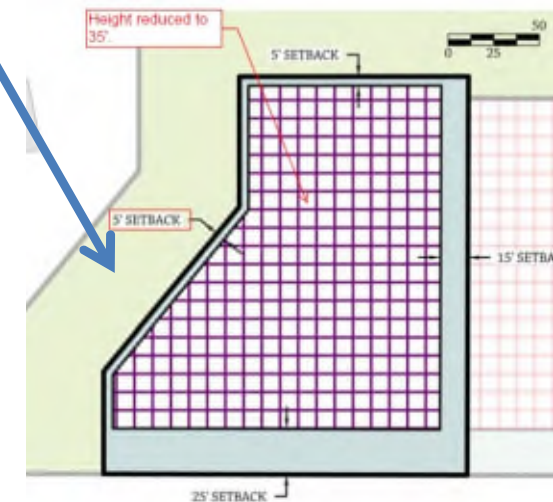
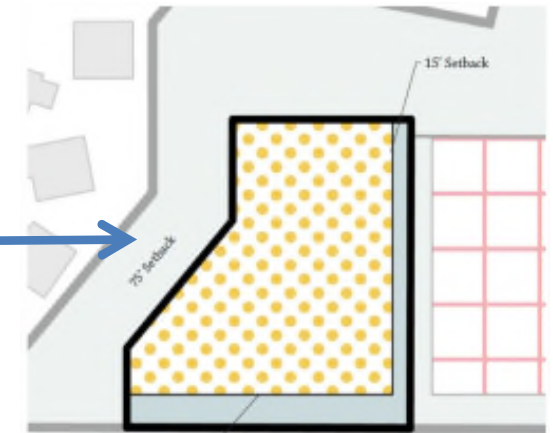
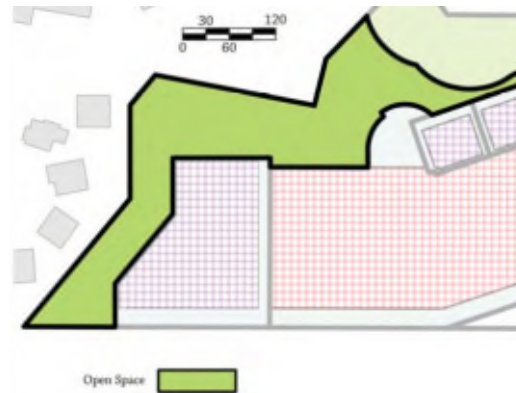
Should Lot 44 should be zoned V-CP, same as lot 37?

East Parcel

1. What size and zoning is appropriate for the buffer between the East Parcel buildings and the neighboring homes?

A parameter from a previous Lot 34 picture indicated that this buffer is 75' (setback from building to the boundary with the homes). It was removed.

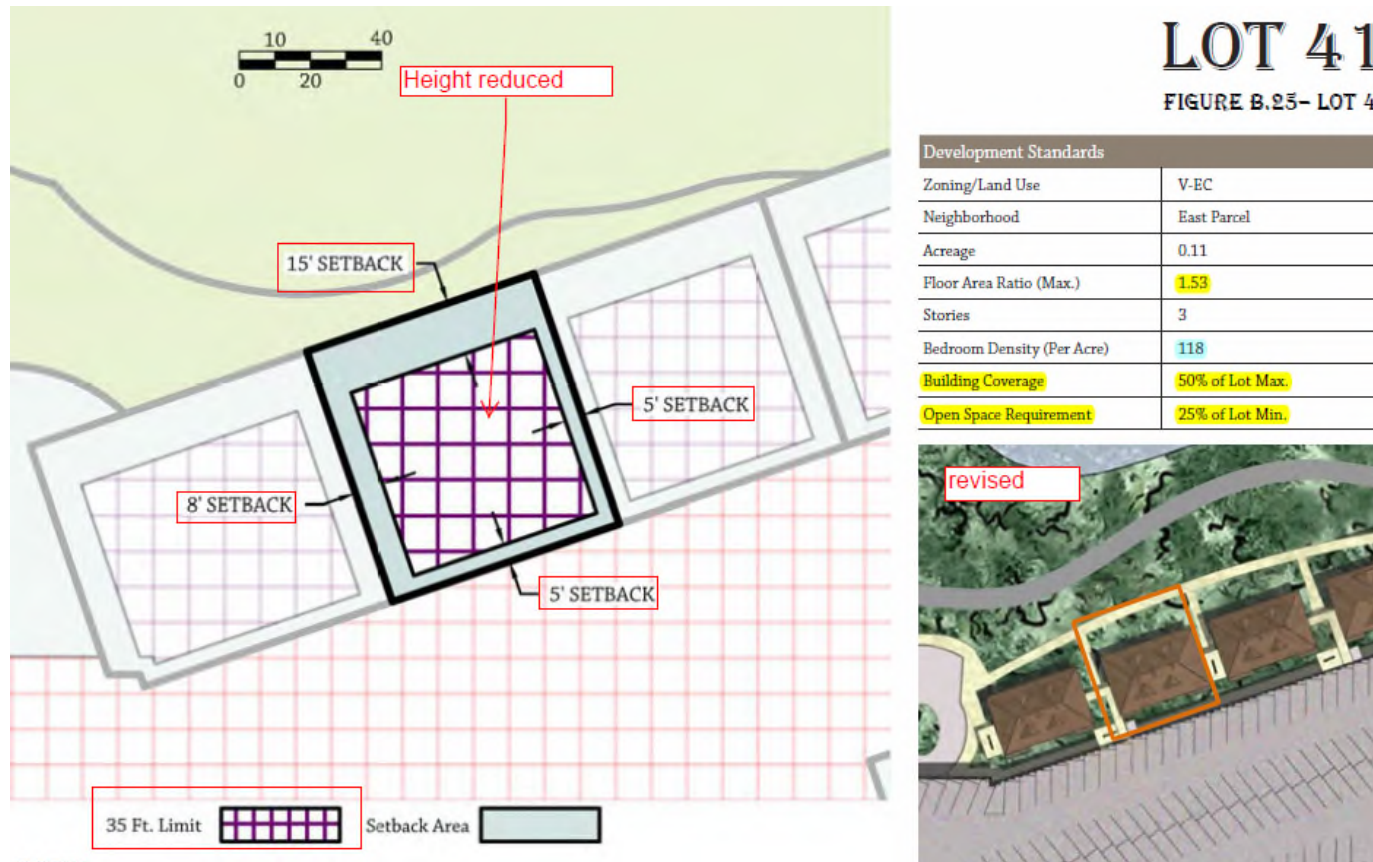
Lot 44 measures this out at ~60'



What should be the minimum buffer dimension (shortest distance at any point) along the entire boundary of Lots 37 and 44?

East Parcel

2. Does East Parcel comply with Standard for paths/passageway?

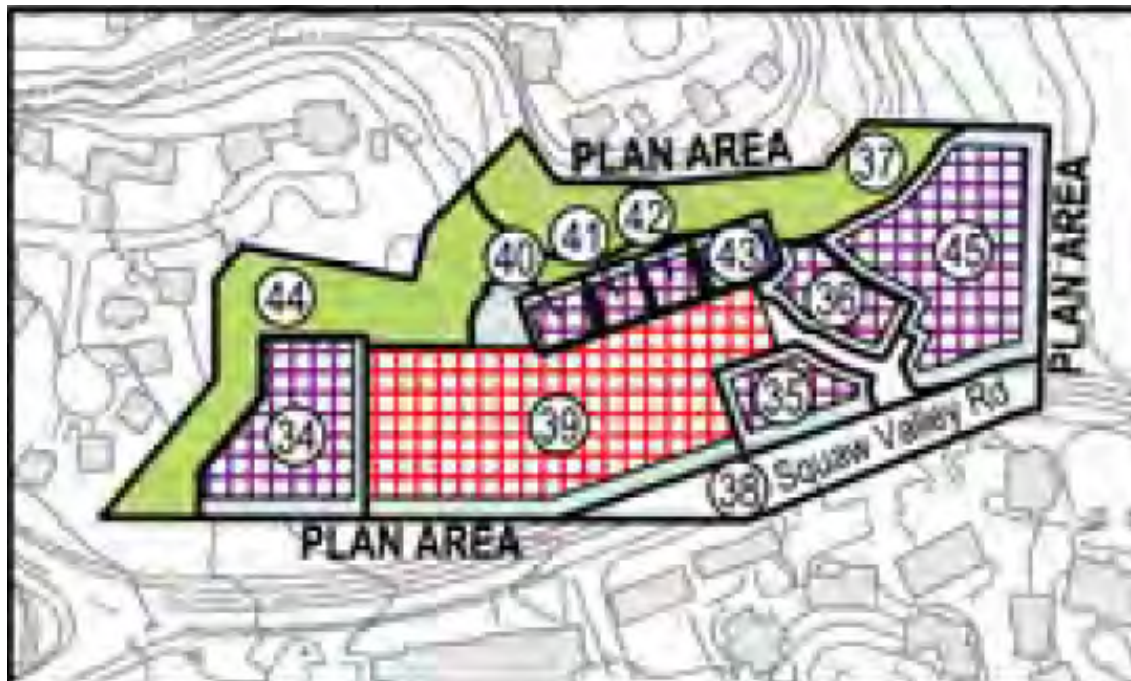


From the new details of Lots 40, 41, 42, 43 the buildings are 10' or 16' apart and only 5' from the parking structure. The proposed Standard for paths is 20'. The proposed standard is NOT met.

Is that important?

East Parcel

3. Do any of the Mass, Scale, & Height Guidelines apply?

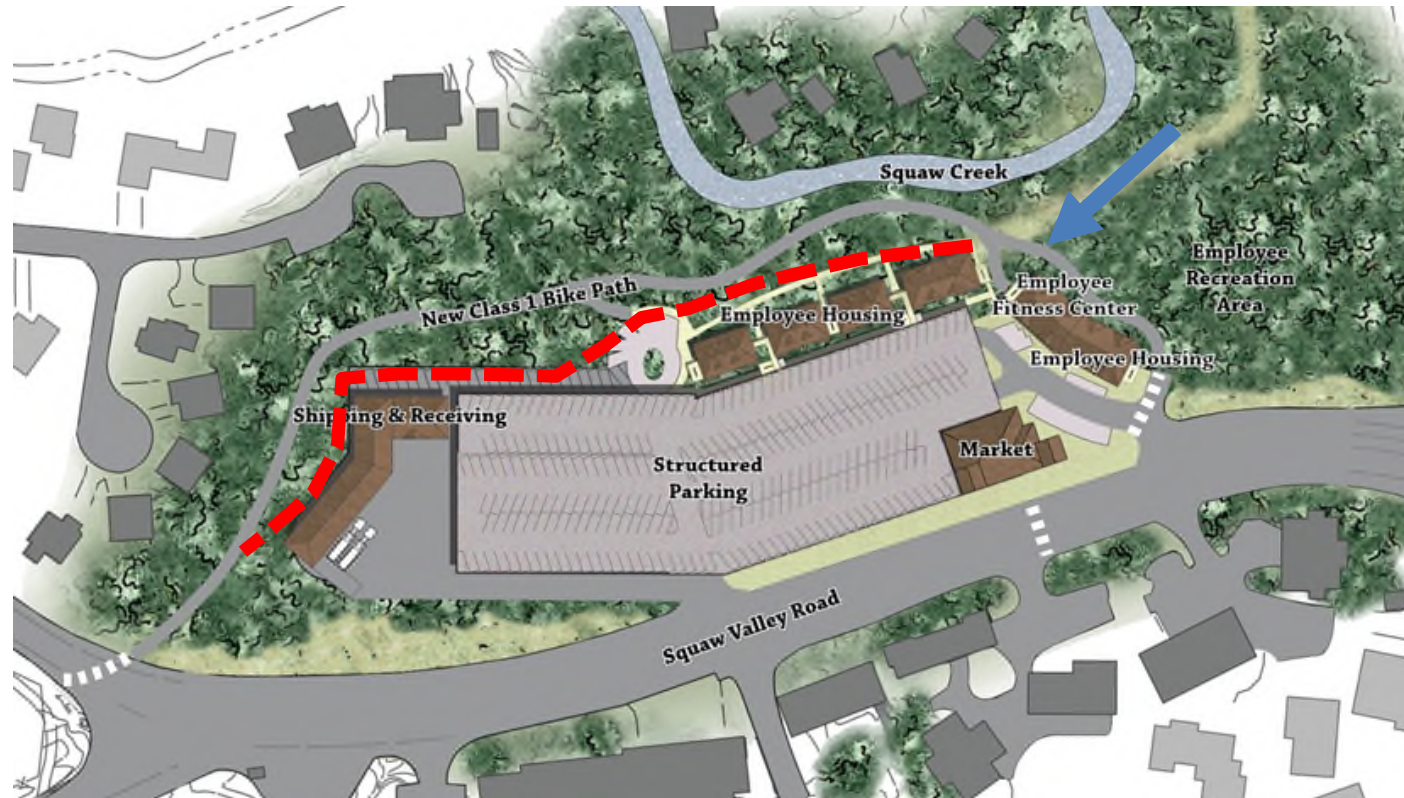


All the buildings are 35' max in this revised layout, which is under the 4 floor criterion.

There has been extensive fill on this land over time, but county is not in possession of any evidence of grading violations

East Parcel

5. What about the bike path through the buffer zone?



Can the bike path hug the buildings; move further from homes?