

MEMORANDUM

TO: Mayor and City Council

FROM: Wendy L. Rampson, Planning Manager

DATE: July 28, 2010

SUBJECT: Site Examples for Proposed Amendments to Chapters 55 (Zoning) and 59 (Off-street Parking) regarding Area, Height and Placement Standards

In response to Councilmember requests to provide visual examples of how the proposed Area, Height, & Placement (AHP) zoning amendments could impact existing adjoining residential neighborhoods, Planning staff has created a series of aerial photos illustrating the proposed setbacks on sites throughout the city.

The images include three aerial photos for seven different sites that depict: 1) existing setback standards, 2) proposed setback standards for a new 1-story building, and 3) proposed setback standards for a 55' tall, 4 story building, which reflects the proposed maximum height of new buildings in a number of commercial districts (Office, Research, ORL, C2B, and C3). Each City ward is represented with at least one site.

The intent of this exercise is to depict how the proposed amendments will affect setbacks for commercial sites that abut residential areas under various scenarios. In most cases, the proposed changes reduce the required front setback and increase the rear and side setbacks for commercial sites abutting residential areas.

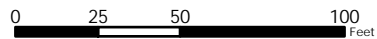
Attachments: Example Maps

Site #1 - Building Envelope - Existing Required Setbacks



Map Legend

-  Site
-  Site #1 40ft Front Setback
-  Site #1 30ft Side Setback
-  Site #1 30ft Rear Setback
-  Parcels



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Site #1 - Building Envelope - Proposed Setback for a 1-Story Building



Map Legend

- Site
- Maximum Front Setback 25ft
- Site #1 10ft Front Setback
- Site #1 30ft Side Setback
- Site #1 30ft Rear Setback
- Parcels

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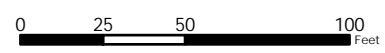


Site #1 - Building Envelope - Proposed Setback for a 4-Story Building



Map Legend

- Site
- Maximum Front Setback 25ft
- Site #1 10ft Front Setback
- Site #1 55ft Side Setback
- Site #1 55ft Rear Setback
- Parcels



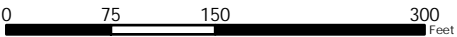
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Site #2 - Building Envelope - Existing Required Setbacks



Map Legend

- Site
- Site #2 25ft Front Setback
- Site #2 20ft Side Setback
- Site #2 30ft Rear Setback
- Parcels



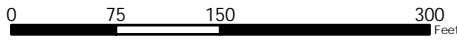
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Site #2 - Building Envelope - Proposed Setback for a 1-Story Building



Map Legend

- Site
- Maximum Front Setback 40ft
- Site #2 15ft Front Setback
- Site #2 30ft Side Setback
- Site #2 30ft Rear Setback
- Parcels



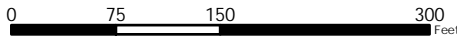
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Site #2 - Building Envelope - Proposed Setback for a 4-Story Building



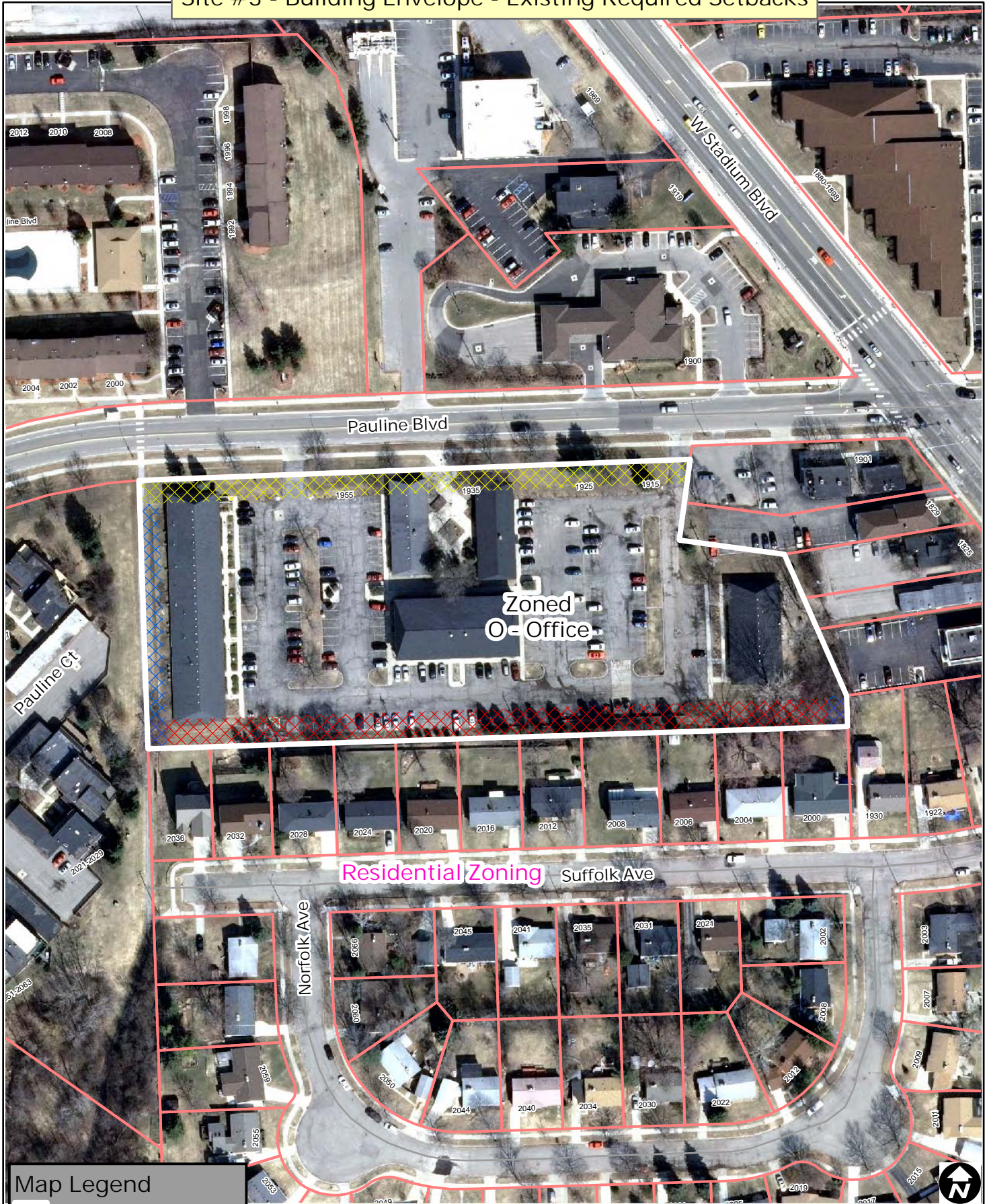
Map Legend

- Site
- Maximum Front Setback 40ft
- Site #2 15ft Front Setback
- Site #2 55ft Side Setback
- Site #2 55ft Rear Setback
- Parcels



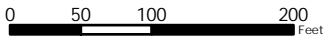
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Site #3 - Building Envelope - Existing Required Setbacks



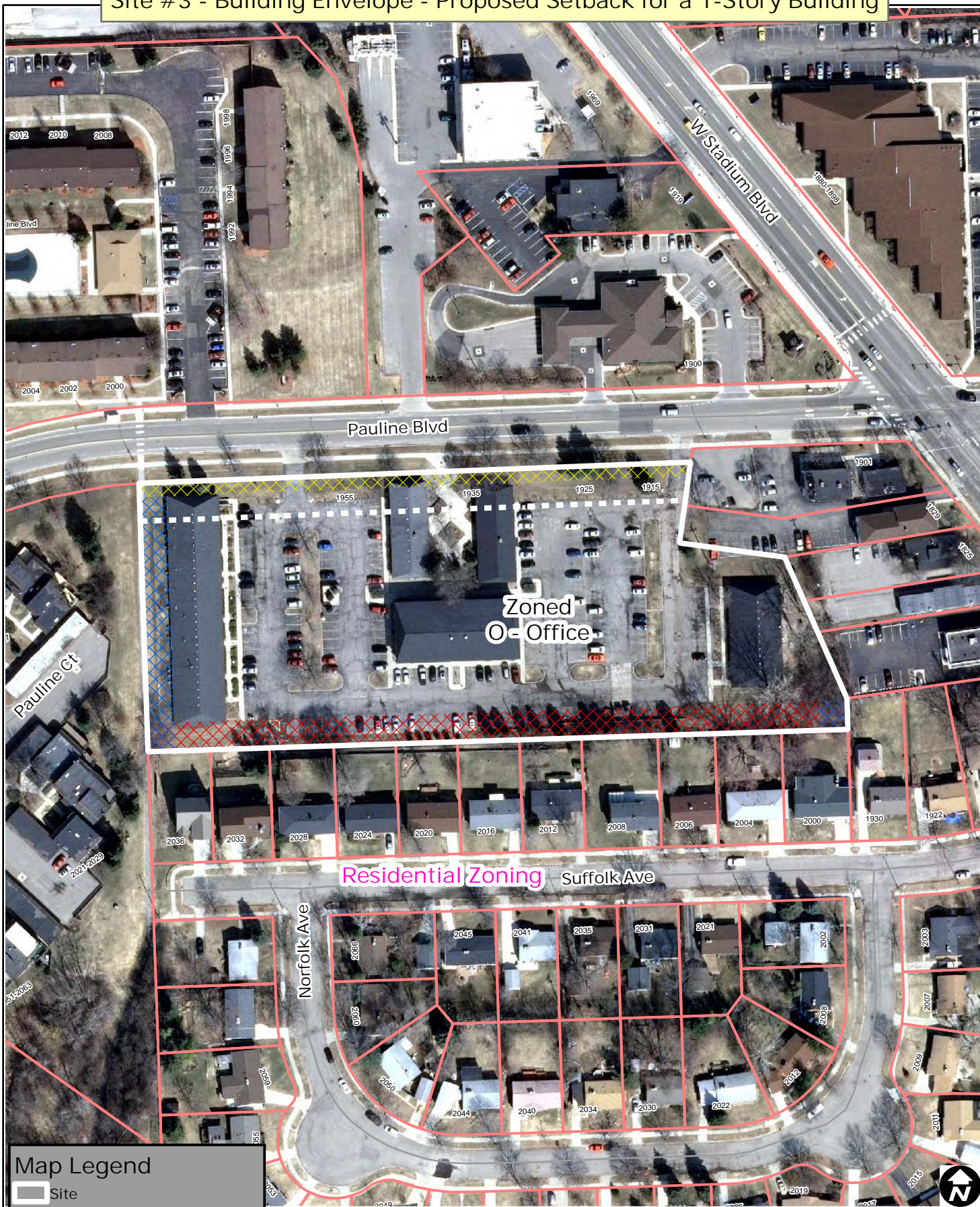
Map Legend

- Site
- Site #3 25ft Front Setback
- Site #3 20ft Side Setback
- Site #3 30ft Rear Setback
- Parcels



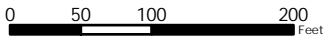
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Site #3 - Building Envelope - Proposed Setback for a 1-Story Building



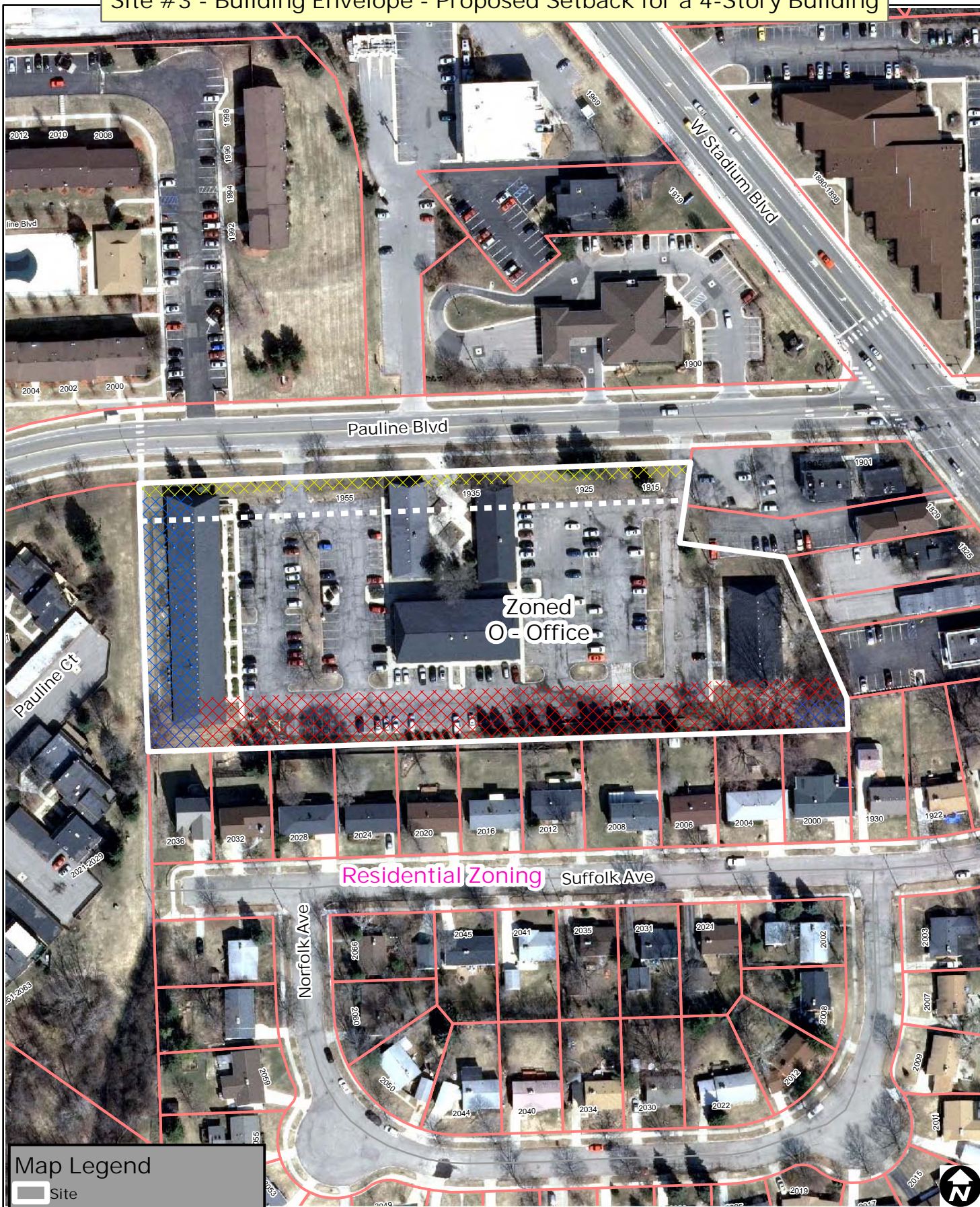
Map Legend

- Site
- Maximum Front Setback 40ft
- Site #3 15ft Front Setback
- Site #3 30ft Side Setback
- Site #3 30ft Rear Setback
- Parcels



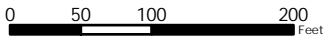
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Site #3 - Building Envelope - Proposed Setback for a 4-Story Building



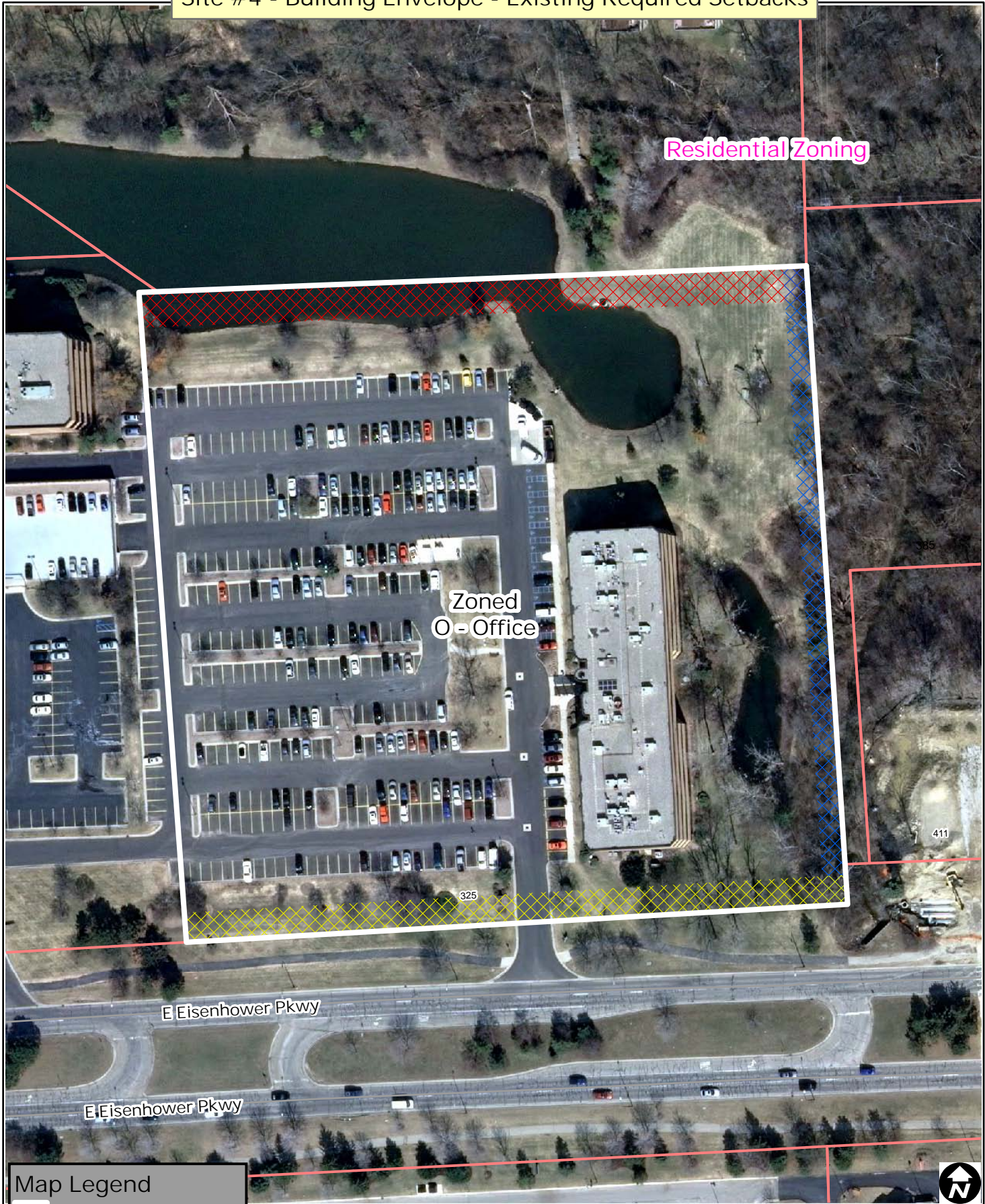
Map Legend

- Site
- Maximum Front Setback 40ft
- Site #3 15ft Front Setback
- Site #3 55ft Side Setback
- Site #3 55ft Rear Setback
- Parcels



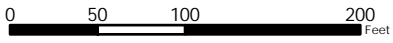
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Site #4 - Building Envelope - Existing Required Setbacks



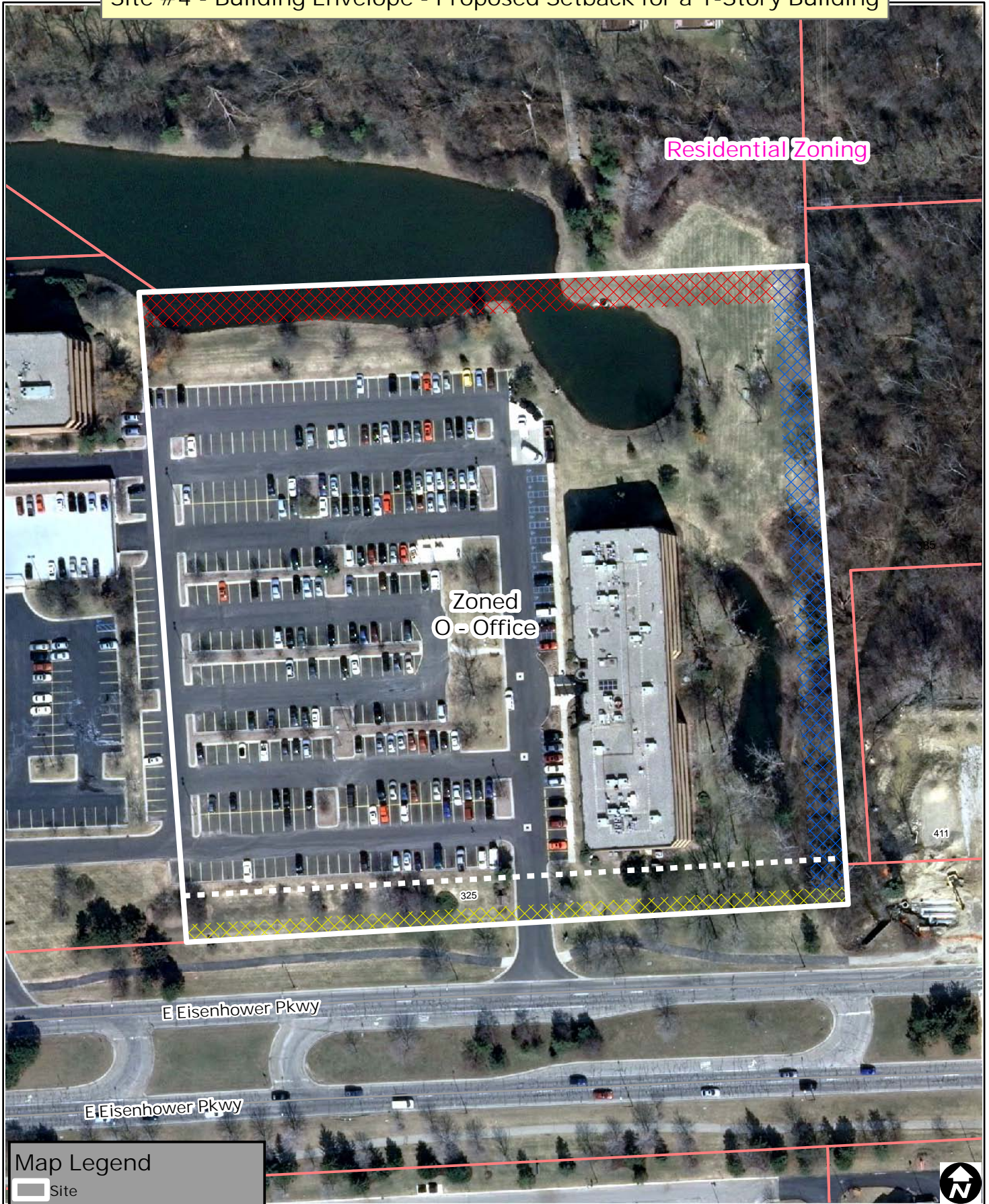
Map Legend

- Site
- Site #4 25ft Front Setback
- Site #4 20ft Side Setback
- Site #4 30ft Rear Setback
- Parcels



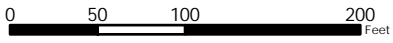
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Site #4 - Building Envelope - Proposed Setback for a 1-Story Building



Map Legend

- Site
- Maximum Front Setback 40ft
- Site #4 15ft Front Setback
- Site #4 30ft Side Setback
- Site #4 30ft Rear Setback
- Parcels



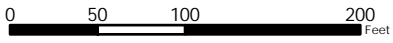
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Site #4 - Building Envelope - Proposed Setback for a 4-Story Building



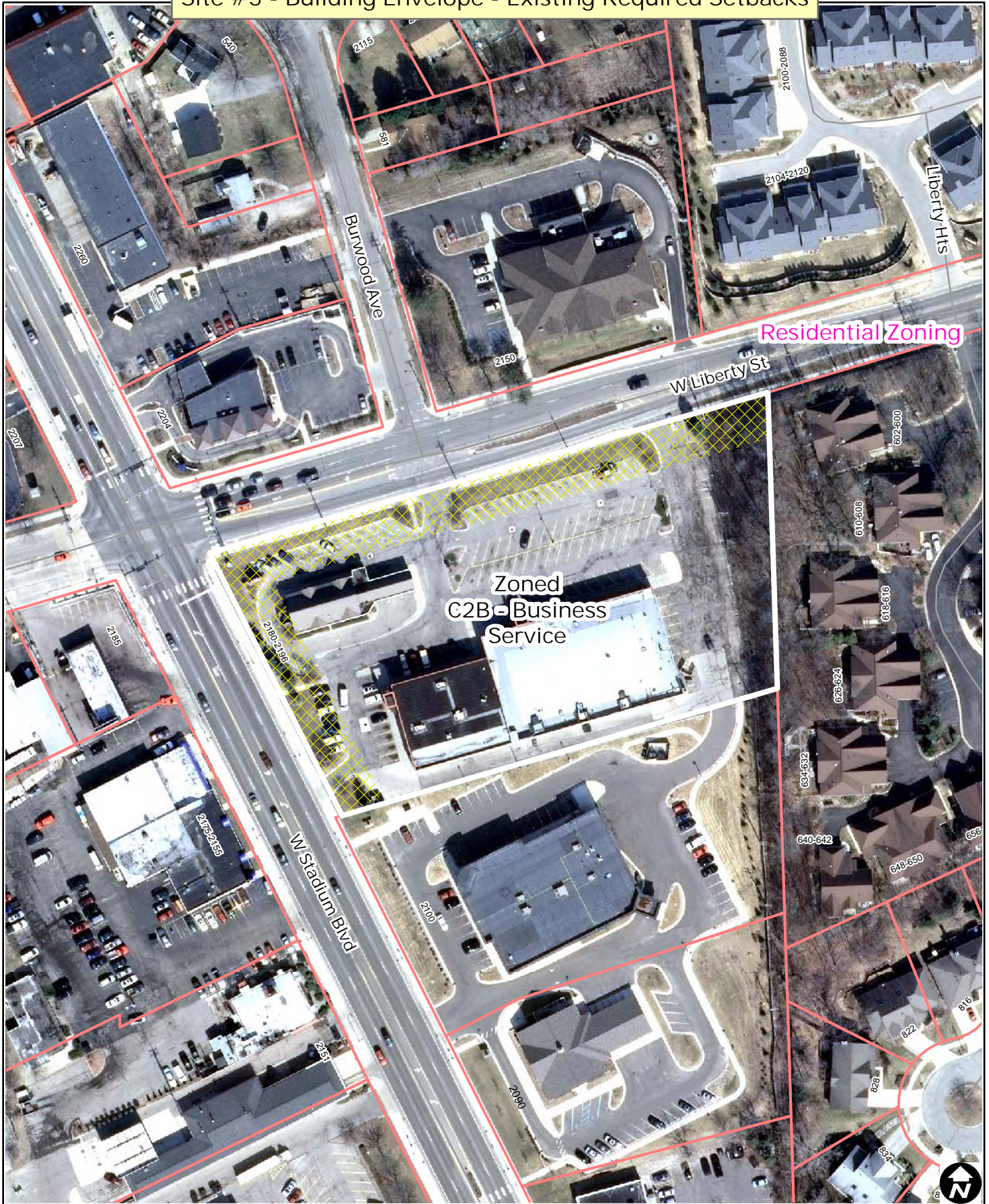
Map Legend

- Site
- Maximum Front Setback 40ft
- Site #4 15ft Front Setback
- Site #4 55ft Side Setback
- Site #4 55ft Rear Setback
- Parcels






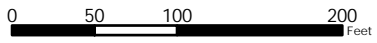
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Site #5 - Building Envelope - Existing Required Setbacks



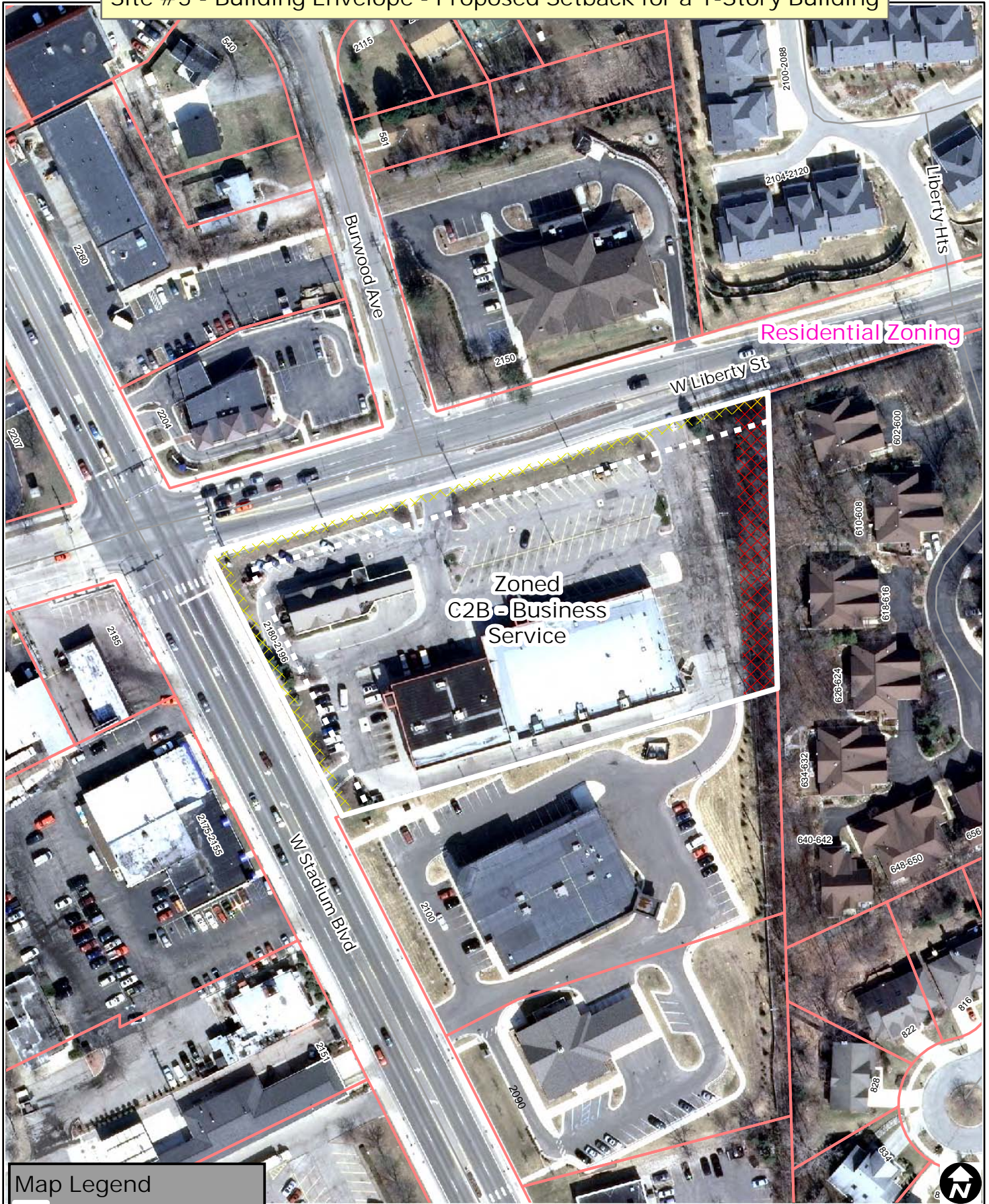
Map Legend

-  Site
-  Site #5 40ft Front Setback
-  Parcels



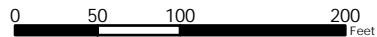
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Site #5 - Building Envelope - Proposed Setback for a 1-Story Building



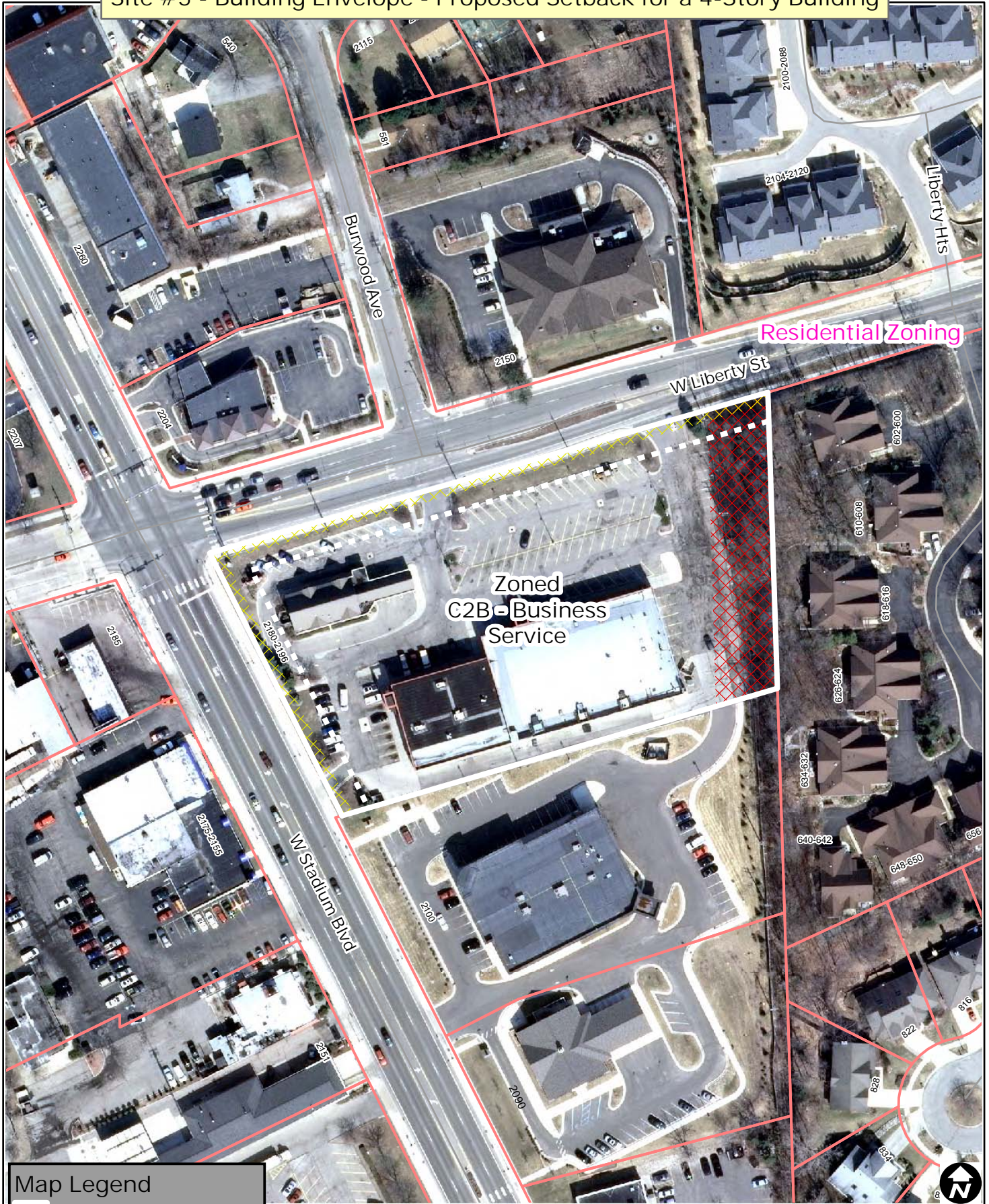
Map Legend

- Site
- Maximum Front Setback 25ft
- Site #5 10ft Front Setback
- Site #5 30ft Rear Setback
- Parcels



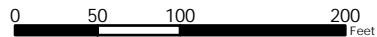
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Site #5 - Building Envelope - Proposed Setback for a 4-Story Building



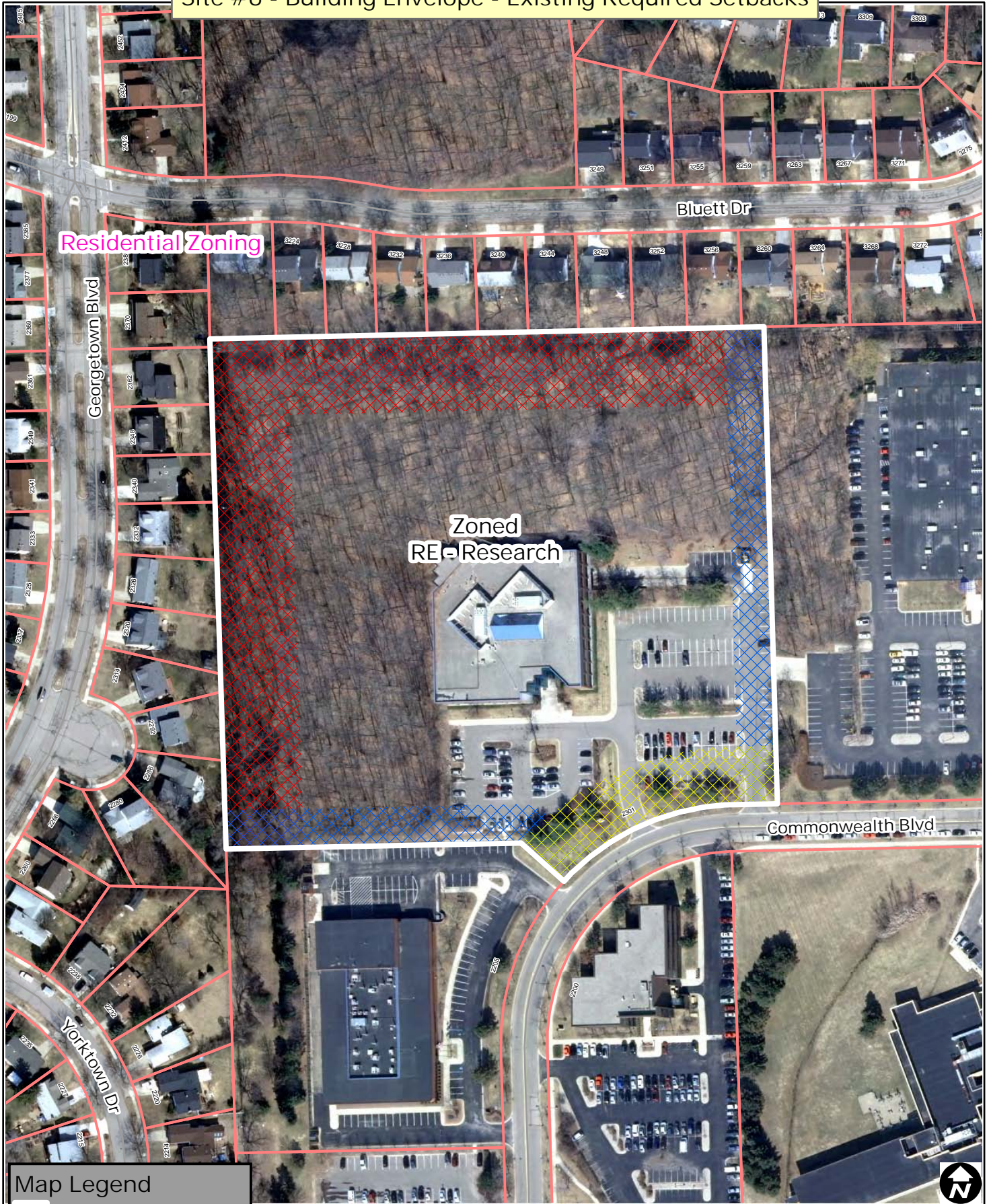
Map Legend

- Site
- Maximum Front Setback 25ft
- Site #5 10ft Front Setback
- Site #5 55ft Rear Setback
- Parcels



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Site #6 - Building Envelope - Existing Required Setbacks

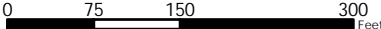


Residential Zoning

Zoned RE - Research

Map Legend

- Site
- Site #6 75ft Front Setback
- Site #6 50ft Side Setback
- Site #6 100ft Rear Setback
- Parcels



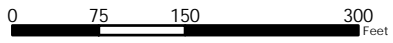
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Site #6 - Building Envelope - Proposed Setback for a 1-Story Building



Map Legend

- Site
- Maximum Front Setback 50ft
- Site #6 25ft Front Setback
- Site #6 100ft Rear Setback
- Parcels



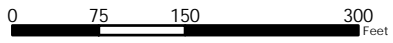
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Site #6 - Building Envelope - Proposed Setback for a 4-Story Building



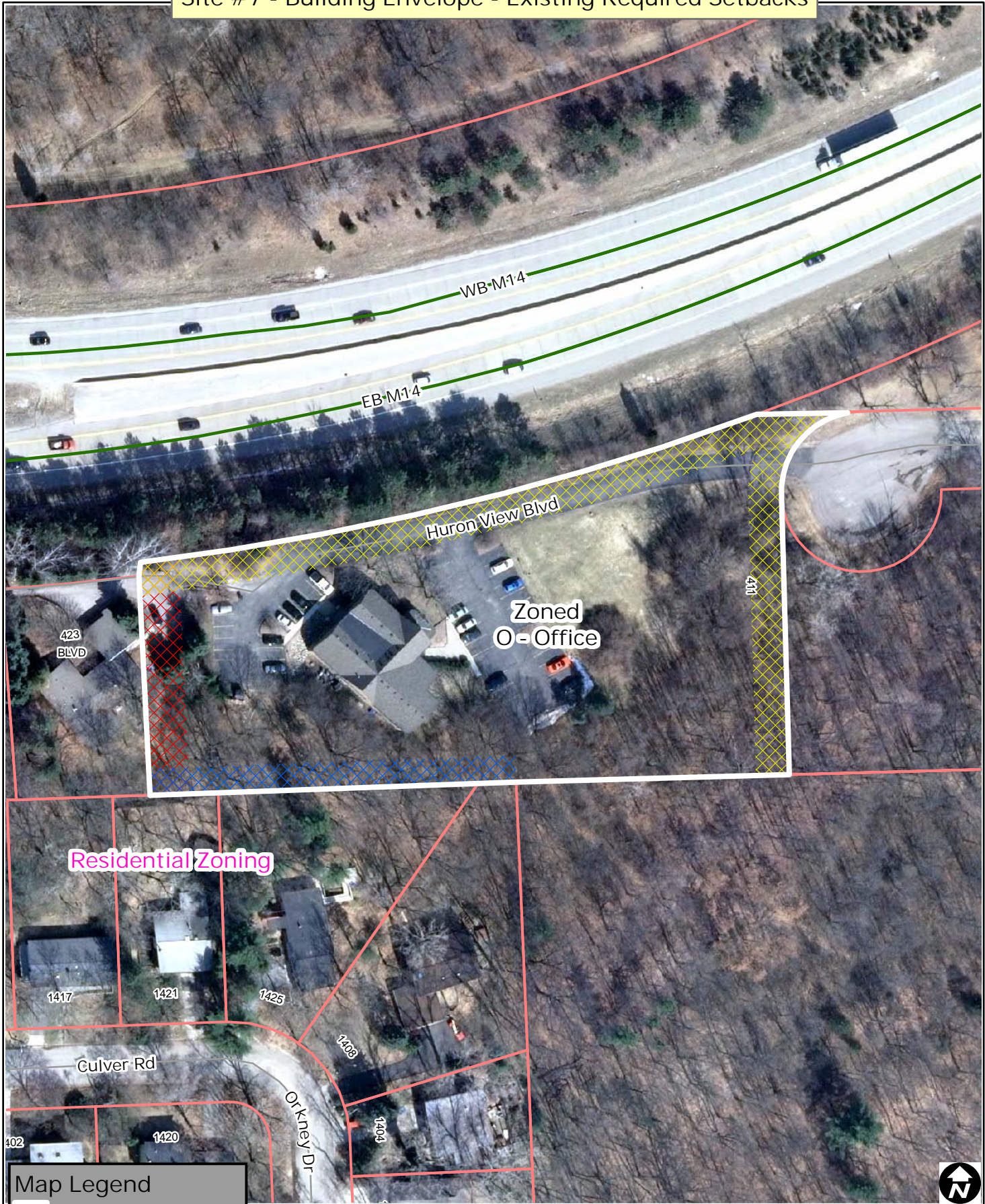
Map Legend

- Site
- Maximum Front Setback 50ft
- Site #6 25ft Front Setback
- Site #6 100ft Rear Setback
- Parcels



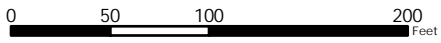
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Site #7 - Building Envelope - Existing Required Setbacks



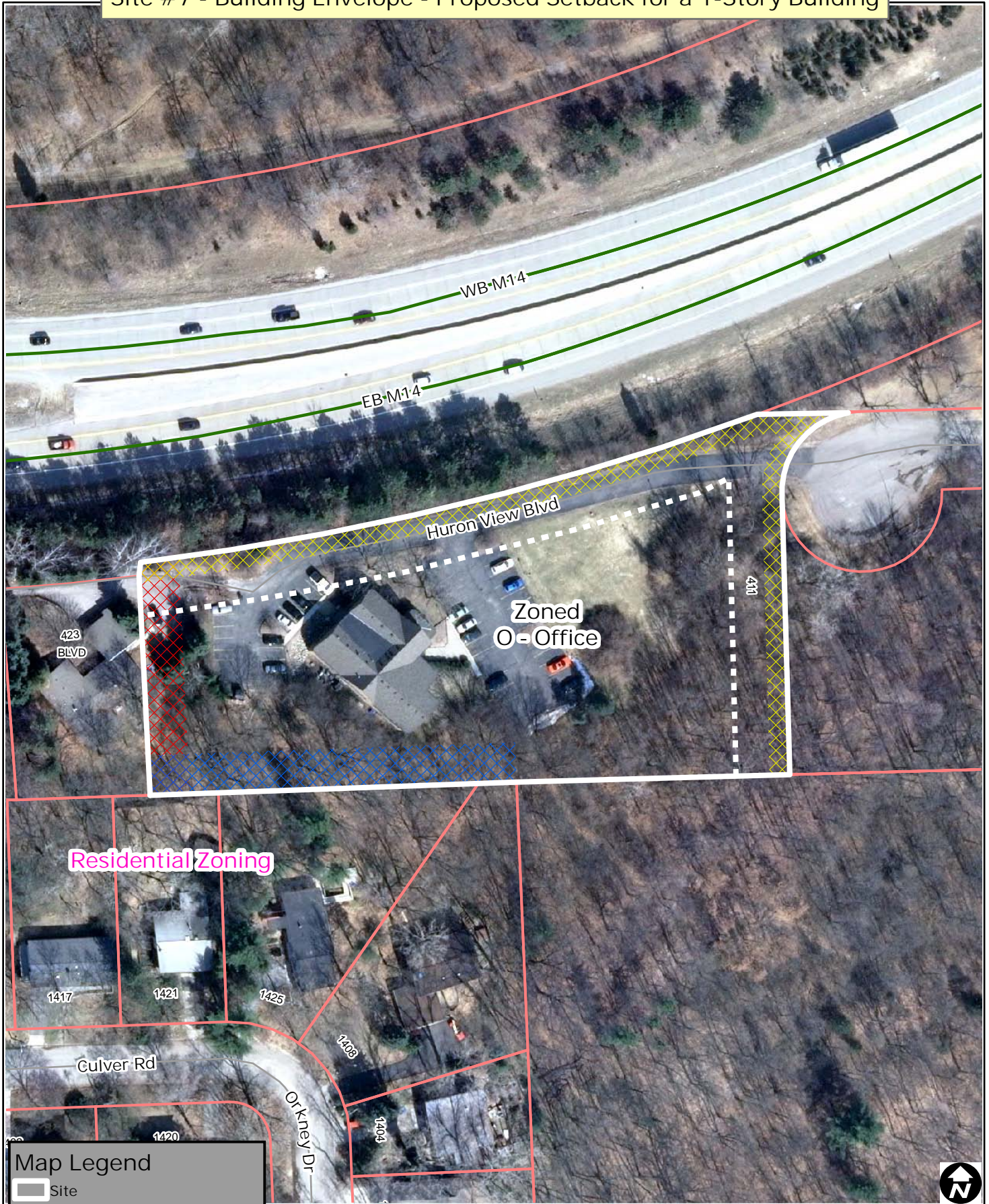
Map Legend

- Site
- Site #7 25ft Front Setback
- Site #7 20ft Side Setback
- Site #7 30ft Rear Setback
- Parcels









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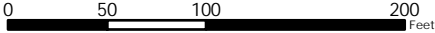
Site #7 - Building Envelope - Proposed Setback for a 1-Story Building



Residential Zoning

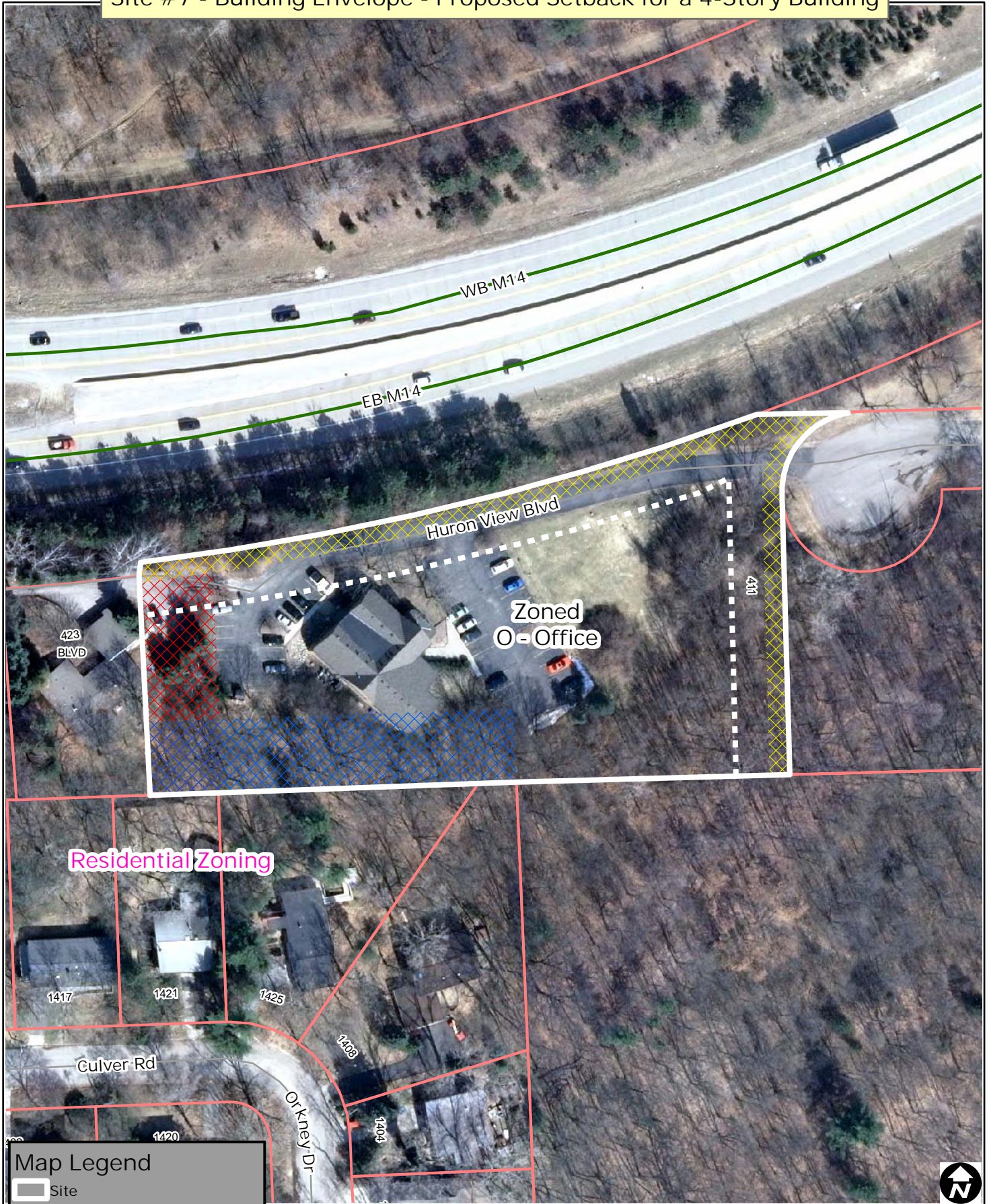
Map Legend

-  Site
-  Maximum Front Setback 40ft
-  Site #7 15ft Front Setback
-  Site #7 30ft Side Setback
-  Site #7 30ft Rear Setback
-  Parcels









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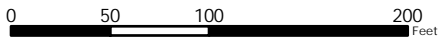
Site #7 - Building Envelope - Proposed Setback for a 4-Story Building



Residential Zoning

Map Legend

-  Site
-  Maximum Front Setback 40ft
-  Site #7 15ft Front Setback
-  Site #7 55ft Side Setback
-  Site #7 55ft Rear Setback
-  Parcels



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