

**Brownes on Howes Final Development Plan**

Modification Request – Downtown/Civic Center zone district allowable materials

Modification Request – 5’ Drive aisle setback

12.17.2014

**MODIFICATION REQUEST –**

**Cement fiber lap siding as an allowable material on upper floor building façade in Downtown/Civic Center zone district**

The applicant requests a modification of standard for allowable exterior façade materials outlined in 4.16(D)(5)(e).

Relevant LUC section 4.16(D)(5)(e) Canyon Avenue and Civic Center: *Exterior facade materials. All street-facing facades shall be constructed of high quality exterior materials for the full height of the building. Such materials, with the exception of glazing, shall include stone, brick, clay units, terra cotta, architectural pre-cast concrete, cast stone, prefabricated brick panels, architectural metals or any combination thereof.*

The applicant requests a modification under the following rationale:

1. Due to the project’s contextual setting, the use of cement fiber lap siding as a complementary material is **nominal and inconsequential** and is appropriate when used to complement allowable materials such as brick, architectural pre-cast concrete and architectural metals. The project site is located near the northern edge of the Civic Center Zone District, with a dominant surrounding land use consisting of single family detached residential. Lap siding of various types is used throughout this residential area.
2. The use of cement fiber lap siding **is equal to or better than** any of the allowable materials due to the contextual setting of the project, where it is desirable to utilize materials found on neighboring residential structures, thereby responding to the existing neighborhood character while still utilizing brick as the dominant material on the ground and main floor in conformance with the Downtown/Civic Center zone district standard for allowable materials.

**MODIFICATION REQUEST –**

**Reduction of 5’ landscape area buffer from lot line to parking drive aisle from 5’ to a range between 2’4” and 1’4”**

Relevant LUC section 3.2.2(J) Setbacks: *Any vehicular use area containing six (6) or more parking spaces or one thousand eight hundred (1,800) or more square feet shall be set back from the street right-of-way and the side and rear yard lot line (except a lot line between buildings or uses with collective parking) consistent with the provisions of this Section, according to the following table:*

	Minimum average of entire landscaped setback area (feet)	Minimum width of setback at any point (feet)
Along an arterial street	15	5
Along a nonarterial street	10	5
Along a lot line 1	5	5

The applicant requests a modification from the setback standard of 5' of landscape area from the lot line to parking drive aisle exceeding 1,800 square feet, as outlined in 3.2.2(J). It is requested that this standard be modified on the North lot line to a setback varying from 2'4" to 1'4" to account for a 24' drive aisle from face of curb to building face/garage access points along the north side of the building. The lot line does not run parallel to the building and drive aisle, resulting in the variation from 2'4" to 1'4" of the landscaped area. This modification is requested for the North edge of lot 5 of the project under the following rationale:

1. The proposed plan is ***nominal and inconsequential*** in that regardless of the loss of a small amount of buffer distance with the proposed modification, a landscaped buffer is still established through the addition of a vine-covered fence, as well as small trees, shrubs and grasses in the buffer area, providing a sufficient landscape buffer and screen. The North edge of the lot borders a single-family residential property. The addition of the proposed vegetation provides a necessary buffer and transition to the adjacent lot.

The minimum setbacks of 5' (South edge), 15' (East edge along alley), and 15' (West edge along N Howes St) are achieved on all other property edges to follow a similar setback and street character along N Howes St. Direct entry and frontage are provided along N Howes St. The modification also allows for a landscaped Southern edge to achieve an inviting and accessible entry to the dwelling units. The size and quality of this area is critical to achieving the desired qualities of a Brownstone building entry while providing functional open space on a constrained lot.