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Small Lot case- 16-1045

1 message

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Fri, Jan 27, 2017 at 11:12 AM

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Directed To: City Council and Committees

Agenda Date: 01/24/2017

Item Number: 16-1045

It sines to my attention that these design standards are flawed. The neighborhoods and their character are seriously being ignored in all of these standards and this needs further attention.

My biggest concern is why zoning for a large metropolis city is not being held up and zoning is haphazardly changing at a whim. I do not understand why or how this is possible to ensure the communities can survive with the current infrastructure.

I suggest standards not be changed without public participation and input.

You need to address cumulative impact of multiple projects: Upon 25th unit of new housing during 2-year period within 2000' radius, City shall conduct a traffic/infrastructure study before additional housing approved.

- 1.Codify into enforceable rules. Retain all existing zoning codes, setbacks, requirements for landscaping, parking, massing, scale, compatibility with neighborhood character. This is imperative.**
- 2.Maintain all present zoning codes/regulations with regard to height, without variances, to prevent negative precedents.**
- 3.Determine prevailing height of surrounding area. When zoning allows different height, project conforms to the more restrictive.**
- 4.Mandate GROUND LEVEL open space.**
- 5.Encourage open, not rooftop, decks.**
- 6.Restrict rooftop decks to where encouraged by NCs. No doghouses permitted. Limit area to 1/3 roof area, face decks to interior.**
- 7.Require projects be contextual with neighborhood/NC Land Use recommendations.**
- 8.Apply guest-parking rules regardless of number/units. A 2 unit project must have min one guest parking space.**
- 9.FAR of all structures on lot shall occupy no more than 65% lot area.**
- 10.Require setbacks: front shall follow underlying zone. Rear setbacks shall be 10-15 feet depending on zone. Side setbacks five feet plus one additional foot for each story after two stories.**
- 11.Require on-site trash pick-up from private vendor for four units or more.**
- 12.No cantilevering allowed over common driveway.**
- 13.Require developers provide proof from Housing Department Ellis Act applied and terms of Act followed.**

14.Require ALL projects visit NC with completed project maps showing adjacent properties, site plans, scaled renderings, elevations, floor and landscape plans. Adaptive Reuse for multi-unit properties: Apply provision to properties of 2+ units, rather than limiting to 5+ units. Waive parking requirements and min lot size to encourage adaptive reuse of older properties.

Thank you so much,
Richard Courtney