

Mike Smith

From: Anthony Aronica
Sent: Friday, September 27, 2013 4:49 PM
To: Mike Smith
Subject: LDC proposed amendments

Hello Mike,

Below are my suggested amendments or concerns with the LDC proposed language.

- 15.410.020 – Street designs. Permit in-fill designs to match existing street sections and right of way widths; and, permit contiguous sidewalk and development standards consistent with the build-out of an existing phased development, which may include street trees, irrigation, and maintenance by a homeowner association.
- 15.410.040 – Eliminate 20' local access street option. (strike through to include B. Design.; B. 1.; B. 2.; and, image on page 4-9.)
- 15.540.020 C.2. – Strike 'the garage face shall occupy no more than 50% of the ground level façade facing the street; and'
- 15.540.060 C.3. – Strike 'garages facing a public street are prohibited;'
- I also want to consider language which:
 - o creating a certified departure so that architectural designs will be authorized without additional review once the initial departure is approved. (Ideally, an application for a certified departure could be ratified immediately following the adoption of the LDC to reduce risk exposure of existing architectural designs that are consistent with the LDC purpose, but would be 'legal non-conforming' following adoption of this language.)
 - o an annual docketing policy to accept amendments and review updates to the LDC concurrent with the Comprehensive Plan Amendment schedule.

Thank you for all your effort bringing this together.

Best,
Tony Aronica