

11. Requests for Waivers

Waiver Request 1:

Technical Manual Standard, Section 4.6 Street Trees

4.6.1. Residential Development: Multi-family residential: Multi-family residential developments shall provide a minimum of one tree per unit, planted in the City right of way unless otherwise approved and spaced thirty (30) to forty five (45) on center.

There are 28 proposed condominium units in the building which would require 28 street trees. There is not enough road frontage or other landscape areas large enough to plant the required trees. The project has proposed to plant 3 street trees to satisfy the retail development component of the project. Due to this fact it is requested that a waiver be granted for the full requirement of 1 street tree per unit. The applicant is open to contributing to the Tree Fund with a fee in lieu.

4.6.3. Commercial, industrial and institutional developments shall provide street trees thirty (30) to forty five (45) feet apart on center in the City right of way along all street frontages unless otherwise approved.

The Landscape Plan shows a total of 3 street trees in granite planters spaced approximately 45' on center. The 3 trees do a good job of defining the street frontage, complimenting the architecture, and providing human scale to the streetscape. The trees avoid utilities, building awnings, and other site encumbrances.