10. Requests for Waivers

Waiver Request 1:

Technical Manual Standard, Section 1.14 Parking Lot and Parking Space Design

1.14 Any parking lot with 10 or fewer spaces shall contain standard sized parking spaces. Parking lots with greater than 10 spaces may be comprised of up to 20% compact parking space).

The applicant is proposing four (4) compact vehicle parking spaces as part of the 17 proposed on-site.

Due to the changing dynamic of vehicle size, general greater acceptance and use of smaller parking stalls, and familiarity of residents with the parking configuration this reduction appears to be warranted. The project's parking area will be accessed from a low volume and low speed shared driveway so it is not anticipated that a high number of vehicle turnover in parking will occur to make compact stalls less successful from an operational standpoint.

Waiver Request 2:

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 seven proposed apartment units in the building which require seven street trees. There is not enough road frontage or other adjacent landscape zones large enough to plant the required number of trees within the right-of-way. The project has proposed to plant five trees in the front of the building. The applicant will pay into the City's Tree Fund as necessary.