

ATTACHMENT 6

Subject	Proposed Standard	Blue Star Response	Town Response to Blue Star
Bay Door Orientation	Prohibit bay doors from being oriented toward right-of-way or single family districts	Suggest a provision to allow for bay doors facing ROW's or a single family district if thoroughly screened or are set back 250'. Otherwise corner locations and shallow pad sites are basically off limits for these types of services.	Accept recommendation to allow bay doors to face right-of-way or single family district if it in excess of 250 feet from the right-of-way or single family district. Staff does not believe providing thorough screening is be a reasonable option,landscaping or a standalone screening wall would need to be substantial to conceal view along all visible perspectives along right-of-way or from single family. This portion of the recommendation was not incorporated
Open Storage Screening	Current, open storage screening generally requires solid living screen, or if a masonry screening wall is provided, landscaping is required on the <u>interior</u> of the wall. Proposing to revise to allow landscaping on the outside of a masonry screening wall	Suggest language clarifying that if the trees are placed on the inside of the wall they must be of a type that would have a mature canopy exceeding the height of the wall. Otherwise what is the point of having a row of trees on the interior of the wall?	Recommendation incorporated
Major Automotive Repair Definition	Revised to, "A facility which offers general repair or maintenance of vehicles, including paint and/or body repair services. Outdoor storage of vehicles overnight shall provide screening in accordance with the open storage regulations of the Zoning Ordinance."	Suggest adding clarification that any facility offering auto services that may require overnight storage of the vehicle would be considered as a major repair facility.	Recommendation incorporated
Landscaping Regulations for Redevelopment	The Town's landscape standards are applicable to existing development that is "expanding or redeveloping 30% or more of that development" For the purpose of clarification, proposing to define expansion or redevelopment, based on impacted building area	Not sure if "impacted building area" is definitive. Suggest adding language that a site is only subject to these requirements if the building size (footprint or overall square footage?) is increased by more than 30%.	Recommendation incorporated
Landscape Easements (Non-Residential <u>and</u> Multifamily Development)	Prohibiting easements within the required landscape area to prevent unexpected removal of required landscaping by easement holders	Suggest adding a provision that would allow up to 10' of a parallel easement to be included in the buffer width. This would allow room for groundcover and turf to be in the easement area (which are easily replaced) and there would still be room for the required trees outside of the easement.	In order to remain consistent with the residential thoroughfare screening requirement for exclusive landscape easements, staff did not incorporate this recommendation
Berms (Non-Residential <u>and</u> Multifamily Development)	Require berms along US 380, FM 1385, Parvin Road/Frontier Parkway/FM 1461, Custer Road/FM 2478, Preston Road, and Dallas Parkway, ranging from 3' to 6' and an overall average of not less than 4.5'	Suggest adding language clarifying where the height of the berm is measured from such as "height of berm to be measured from top of curb grade of adjacent public street" or some other fixed point. Might want to consider removing "overall minimum average" requirement unless direction is provided on how this calculation will be made.	Staff did not incorporate this recommendation
Retaining Wall Facing	No proposed revisions to this provision were included with the subject amendments	For clarity it is suggested that the statement would read "The exposed portion of retaining walls, where provided shall be finished with"	This provision was not proposed or discussed through the amendment process, therefore the recommendation was not incorporated
Dumpster Enclosure Orientation	Currently does not allow enclosures to directly face right-of-way or residential districts Proposing to allow any orientation provided enclosure is setback from right-of-way a minimum of 250', if opening is oriented directly toward right-of-way	Suggest providing a provision that allows for full screening of the doors from the right of way in the event that other options do not work.	Similar to the bay door orientation response noted above, staff does not believe providing thorough screening would be a reasonable option, therefore the recommendation was not incorporated
Brick Patterning	Proposing the requirement for various brick patterning when brick is provided as the primary building material, supported by example images embedded into the Zoning Ordinance	This seems to be a very subjective requirement that will be open to challenges. Technically all brick work incorporates a form of brick patterning. (i.e.. Running bond, herringbone, basket weave, etc....). Suggest some clarification on exactly what is required.	Recommendation incorporated