

ATTACHMENT 5

Blue Star Response Letter

Comments to Proposed Zoning Ordinance Changes

1. [Page 170] (1.4.35.c and 1.4.36.c) Suggest a provision to allow for bay doors facing ROW's or SF if they are thoroughly screened or are set back 250'? Otherwise corner locations and shallow pad sites are basically off limits for these types of services.
2. [Page 173] (1.4.48.c.2) 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?
3. [Page 175] (Auto Repair, Major) 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.
4. [Page 208] (2.2) It is still not completely clear what the criteria is. 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%.
5. [Page 213] (2.6.B.2.a) 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.
6. [Page 213] (2.d) 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.
7. [Page 216] (1.a.viii) Same comment as 5 above.
8. [Page 216] (1.a.ix) Same comment as 6 above.
9. [Page 219] (2.a) For clarity it is suggested that the statement would read "The exposed portion of retaining walls, where provided shall be finished with"
10. [Page 234] (5.2 E) 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.
11. [Page 237] (8.2 J) This seems to be a very subjective requirement that will be open to challenges. Technically all brick work incorporates a form of brick patterning. (ie. Running bond, herringbone, basket weave, etc...). Suggest some clarification on exactly what is required.