

Naomi's Lampshade

- Impacts: 6 spaces lost. Landscape area lost at southwest driveway for frontage improvements.
- All spaces can be replaced on site
- Need to figure out sq. ft. of lost landscaping area
- Code deviations: 5-foot buffer between sidewalk and parking reduced to 2.5-foot buffer (similar to existing nonconforming buffer), reduced 10-foot setback between building and parking (similar to existing nonconforming)
- Tree removal (on-site)
- Area of old parking could be converted to patio/outdoor seating or landscaped "wayside" with on-site tree mitigation opportunities
- Existing nonconforming, remains nonconforming at about the same amount in a different configuration, some tree removal and code deviations necessary to get on-site fixes.
- Balances "no net loss of parking" policy with code compliance

Keller Williams

- Impacts: 14 spaces lost. Conforming 5-foot landscape buffer along sidewalk lost to frontage improvements
- All spaces can be replaced on site
- Need to figure out sq. ft. of lost landscaping area
- Code deviations: 5-foot buffer between sidewalk and parking reduced to 2-3 foot buffer for 7 parallel spaces along new sidewalk. Reduced 10-foot setback between building and parking for 7 angled spaces around building and possible reduced 10-foot buffer between drive aisle and abutting residential property (existing nonconforming at 6-8 feet down to 4-6 feet).
- Significant tree removal (both in ROW and on-site)
- All 14 spaces back on site, but not a great design. Only low-level landscaping along sidewalk due to car doors.
- Existing conforming frontage made nonconforming, tree removal, and code deviations necessary to get on-site "fixes".
- Not a good policy balance between "no net loss of parking" and code compliance. Maybe look at reduced on-site parking replacement.