

## VISTA\_PLAN CORRECTIONS REPORT RESPONSES (HPB22-0508)

PLAN ADDRESS: S 185 S Shore Dr

PARCEL: 0232030071360

DESCRIPTION: Vista Breeze North

1. Urban Forestry Group Review - Not Reviewed

2. Transportation - LUB Review - Not Reviewed

3. Public Works - LUB Review - Pass

### Recommendation(s)

1. All stormwater runoff must be retained within your private property and any proposed on-site stormwater system must hold a 10-year, 24-hour rainfall event with an intensity of 8.75 inches of rainfall.

a. Trench drain may be required on the driveway and adjacent to the property line.

**RESPONSE: Trench drains provided as requested.**

b. Pre-development and post-development analysis of the drainage system will be required during construction.

**RESPONSE: Drainage system analysis to be provided during construction.**

2. In the future the City will be raising the elevation of the sidewalk in this area to 3.7 NAVD (5.26 NGVD). Consider this information in your decisions based on your design.

**RESPONSE: Considered and incorporated into design.**

4. HPB Plan Review

### 1. ZONING

a. The backflow preventer is not an allowable encroachment into a required yard.

**RESPONSE: Backflow prevention devices have been relocated out of required yards; see sheet 32 first floor plan for locations.**

b. Provide diagram demonstrating compliance with 142-870.15(c)(1) max building height within 25' of the required front setback. It appears that portions of the 4th level do not comply.

**RESPONSE: A waiver and variance analysis diagram has been provided on sheet 41 to highlight all encroachment requests into required setbacks and setbacks.**

c. The required rear setback is 5'-0". Some of the plans and diagrams indicate a required setback of 12'-0". Please correct.

**RESPONSE: Rear setback has been corrected.**

d. The required and proposed setbacks are not consistent between the zoning legend and the plans.

**RESPONSE: Required and proposed setbacks have been corrected on zoning legend and plans.**

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- e. The parking along the rear setback has a minimum setback of 5'-0".  
**RESPONSE: Parking along rear setback corrected to reflect 5'-0" required.**

### 2. DEFICIENCIES IN PRESENTATION

- a. The main rendering does not show the neighboring buildings.  
**RESPONSE: Main rendering revised to show neighboring buildings.**
- b. Identify the vertical white lines on the façade in the rendering.  
**RESPONSE: Vertical white lines represent #2 "GLITTER GLASSCHIP" by 'Bon' shown on sheet 21 and material key on elevation sheet 38.**
- c. Sheet 41 provide zoomed in version with the adjacent buildings accurately drawn.  
**RESPONSE: Context elevation provided on sheet 42 with enlarged view of context buildings.**
- d. Provide pedestrian level (eye-level 5'-6") rendering.  
**RESPONSE: Pedestrian level rendering provided on page 46.**

### 3. DESIGN/APPROPRIATENESS COMMENTS (Recommendations)

- a. Staff recommends that the bicycle parking be relocated away from the neighboring property in order to introduce additional landscaping in this area.  
**RESPONSE: Bicycle parking relocated away from neighboring property where feasible.**
- b. Staff recommends exploring a different treatment for the face of the courtyard level so that it stands out less in order to better emphasize the original development pattern.  
**RESPONSE: Revisions in planting species and density made at face of courtyard level to better emphasize original development plan.**
- c. Staff recommends exploring swapping the 2-story and 3-story front volumes so that the 2-story front volume next to the existing 1-story building adjacent to the west.  
**RESPONSE: Solid portions of volumes at street frontage limited to single and double story to respect neighboring buildings.**

(Final Submittal File Naming) **RESPONSE: Final submittal will comply with all naming and file type conventions.**

### 5. HPB Admin Review

(Fees) **RESPONSE: Per applicant's conversations with James Seiberling and Deborah Tackett, this project is exempt from application fees, variance fees, and square foot fees, pursuant to ordinance 2021-4416 given that it is an elderly affordable housing project.**

(Submission Requirements) **RESPONSE: Noted.**

### 6. Planning Landscape Review

- 1. Provide completed landscape plans to include the design and specifying of all shrub and groundcover plantings. Reflect the plant material quantities on the plant list and landscape legend form.

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RESPONSE: Landscape plan including design and specification of all shrub and groundcover plantings with plant material quantities on plant list and landscape legend provided on sheet 29.

2. Provide tree survey, tree disposition plan, completed landscape plans with the CMB landscape legend form that complies with the Chapter 126 Landscape Ordinance and the Chapter 46 Tree Preservation Ordinance.

RESPONSE: Survey provided on sheet 12, tree disposition plan provided on sheet 28, and landscape plan provided on sheet 29 of the attached document.

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