



PLANNING
ENGINEERING
IMPLEMENTATION

Date: May 13, 2024

To: Andrea Fair, AICP, Planner II

From: Judd Claussen, P.E., Phelps Engineering, Inc.

Re: Responses to City Comments
RZ24-0010 Rezoning with Preliminary Plat and Plan for Carson Street Storage
PEI #230894

Waiver 1 – 18.15.130.C.1 Landscaped Buffer Areas

Site Design Category #6, section 18.15.130.C.1 requires that buildings be set back at least fifty (50) feet from an adjoining arterial street or nonresidential zoning district and two hundred (200) feet from an adjoining R-1 or R-2 zoning district or designated open space.

The proposed western property line, at the northern end of the site, is adjacent to existing R-1 zoning. The existing R-1 zoning is surrounded by M-2 zoning. The existing R-1 zoning is owned by LM Concrete, LLC and does not include a residential home on the property. The existing R-1 zoning is primarily located within FEMA floodplain. The existing R-1 zoning is located within an "Employment Area" on the City's future land use plan and is anticipated to be rezoned to M-2 when redeveloped. Therefore, we request the increased landscape buffer area setback due to the adjacent R-1 zoning district be waived for this project. The setbacks provided meet the standards for M-2 zoning adjacent to nonresidential zoning.