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Subject: Paseo and Kimmick multi-family - PR-2022-007712 / SI-2022-01874
Date: Saturday, October 29, 2022 9:57:37 AM

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Jeff –

I wanted to follow back up with you regarding one of your comments at DRB this week. The regulations you cited is not applicable to this project site, since it doesn't abut an Area of Change, doesn't abut a lot containing low density residential development, and is not across an alley from an Area of Change or low density residential development. Please indicate your concurrence so that we can make the minor revisions called for in the DRB comments and make our resubmittal next Friday.

1. Clarify if required Landscape Buffer on South side of property is in compliance. Property is zoned MX-L, in an Area of Change, and is adjacent to properties zoned R-1B in Area of Consistency to the South. Must provide 15 foot Landscape Buffer along South side of property, along Rosa Parks Rd, as per IDO 5-6(E)(5), Table 5-6-5, and as per requirements in IDO 5-6(E)(1) and (2).

5-6(E)(5) Area of Change Next to Area of Consistency

Where a lot in an **Area of Change is abutting or across an alley from a lot in an Area of Consistency** (per City Development Areas in the ABC Comp Plan, as amended), the following standards shall apply on the lot in the Area of Change, regardless of the proposed land use on that lot.

5-6(E)(2) Development Next to Low-density Residential Zone Districts

Where **multi-family**, mixed-use, or non-residential development other than industrial development **occurs on a lot abutting or across an alley** from a lot containing low-density residential development in an R-A, R-1, R-MC, or R-T zone district, a buffer shall be provided along the lot line, as specified for the relevant area below.

IDO Definition of Abut:

To touch or share a property line.

Thanks,

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