



## Planning and Zoning Board

### *Case Appendix*

#### Appendix: Existing Site Conditions

	<b>Zoning Ordinance</b>	<b>Existing Condition</b>	<b>Staff Proposal</b>
<b>11-6-3 Street side setback</b>	20'	14'7"	Accept existing condition
<b>11-30-4 (B) Fencing</b>	Chainlink fence may only be used when not visible from public view and the use of barbed wire, razor wire and similar hazardous fencing is prohibited in street-facing yard.	Chainlink fence with barbed wire.	Removal of the existing razor wire from the chainlink along 1 <sup>st</sup> Avenue.
<b>11-30-9 (A) Screening</b>	All exterior equipment shall be screened from public view.	A six-foot screenwall exists on the north side of the structure however some equipment remains visible.	Paint any unscreened equipment to match the building.
<b>11-31-4 Landscaping of auto sales uses</b>	Landscaping shall compromise a minimum of 10% of the site area and maximum of 30% of the street side landscape area may be used for vehicle display with a minimum 12' wide planter strip.	Applicant has proposed landscape 4% of the site area consisting of 1,131sf of landscaping within the right of way, foundation base, and creation of a new landscape bed around a new monument sign.	Accept applicant proposal to add additional landscaping
<b>11-33-3 Perimeter landscaping</b>	15' of perimeter landscaping inside of right of way on Country Club and 20' along 1 <sup>st</sup> Avenue	16' wide area of landscaping along the Country Club right of way	Add 18" kneel wall is as an enhancement along the 1 <sup>st</sup> Avenue frontage
<b>11-33-5 Foundation base landscaping</b>	5' to 15' of foundation base, depending on building orientation and site circulation	3'8" wide foundation base along the building's front side only.	Accept existing condition