

June 6, 2024

Planning & Development Department | Land Use Review Division
City Administration Building
30 S. Nevada Ave., Suite 603

RE: UDON South – Alternative Compliance Request for internal landscaping and parking landscaping

You are submitting a Substitute Landscape Plan, not requesting administrative relief. Your plan will need to meet the four purpose requirements of §6.2.2.A.1, the requirement of the 62 roadway trees, and the requirements screening requirements of §6.2.2.G.1.e.ii Site-Specific Landscaping Standards. The site-specific landscaping shall reflect a combination of berms, shrubs, trees, fences or walls which will provide, at maturity, a minimum 6 foot high, 100% opaque screening for the outside storage area.

You do not need to resubmit this document. Instead, provide a narrative in the Letter of Intent which explains how you meet the four purpose requirements of §6.2.2.A.1

development plan,
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e provided for every
e parking spaces. The

required trees may be clustered and shall be located in a manner which will divide and break up expanses of paving and long rows of parking and create a canopy effect over the parking lot.”

- PROPOSAL:** To allow reduced planting for the gravel parking lot (storage) area.
- JUSTIFICATION:** The parking lot is proposed to be gravel with need for flexibility in parking spot sizes and storage use over time. The parking lot island code states ~~that~~ “where a parking lot is not required to be paved, no islands shall be required.” Do to the nature of the use, the parking configurations, the number of vehicles and make-up will be always changing. This will be a enclosed and private site. Since gravel parking lots do not accumulate as much heat as asphalt, the site does not require as much shade and does not have large expanses of paving that need to be broken up.The goal of the plan is to assure there is a consistent outer planting, screening and berming to reduce the visual impacts of the lot from the adjacent land uses and travel corridors.
- REQUEST:** #2
- CODE SECTION:** Section 6.2.2.E.2 – Requirements for Non- Residential Uses
- REQUIREMENTS:** “A minimum of 5% of the lot or parcel shall be landscaped and a minimum of 1 tree shall be provided for every 500 square feet of required internal landscape area”

PROPOSAL: To allow a reduced tree planting throughout site to match the existing site and environmental conditions.

JUSTIFICATION: -The existing environment on the site and surrounding properties are all large expanses of native grass. The hope is to direct available watering/ irrigation ~~efforts-resources~~ towards the perimeter buffer trees and shrubs to assure consistent screening and buffers from adjacent land uses and travel corridors. ~~instead of introducing 151 more trees to fill the area when the existing and surrounding site had no trees to begin with.~~ The plan ~~will help keeping~~ the area as natural as possible and consistent to its per the ~~existing conditions.~~ shall suffice and be in relation to it's existing conditions.

If you should have any questions or comments pertaining to these requests, please do not hesitate to contact me. Thank you.

Respectfully submitted,

Xxxxxxx