

**CITY OF BRIGHTON
ZONING BOARD OF APPEALS
AGENDA
APRIL 14, 2011**

Blue Sky Session – 7:15 p.m.

Regular Session – 7:30 p.m.

1. Call to Order
2. Roll Call
3. Approval of the March 10, 2011 Meeting Minutes

Old Business

New Business

4. **City of Brighton Downtown Development Authority – 114, 118 & 128 W. North Street** is proposing to construct a temporary parking lot at the above addresses located within the DBD zoning district. The proposed temporary parking lot would not have curb and gutter, may not be graded and drained to city engineer standards and will not include landscape elements. The temporary parking lot will use curb blocks, will be placed abutting another parking lot along the street frontage and will be within 20 feet of any building facade on a frontage line. **Section 98-83 (7)** states that all off-street parking spaces, driveways, drive aisles, entrances, exits, circulation and maneuvering areas, shall be surfaced and curbed prior to occupancy of the building. Surfacing and curbing shall be accomplished according to the city's design standards, as amended. The use of curb blocks is prohibited. **Section 98-83 (8)** states all parking spaces, driveways, drive aisles, entrances, exits, circulation and maneuvering areas, shall be graded and drained to city engineer standards. Any required retention or detention area may be required to be landscaped. **Section 98-86 (2) (a)** states a planting strip at least ten feet in width shall be located along the perimeter of any parking area that abuts a right-of-way. Within this area, there shall be one deciduous shade tree for every 30 lineal feet and fraction thereof of planting strip. Arrangement of trees in groupings is encouraged, but trees shall not be more than 50 feet apart. There shall also be a 42-inch tall solid hedge of shrubs (evergreen or deciduous) to provide screening from adjacent roads and land uses. A brick wall may be considered by the planning commission and/or city council as an alternative to a planting strip, where appropriate. **Section 98-86 (2) (b)** states the use of curbed, parking aisle end caps shall be required and utilized as landscape islands. The parking aisle end cap shall not be less than 180 square feet in area and shall include at least one shade tree and ground cover such as grass, flowering perennials, and/or shrubs. Appropriate irrigation shall be provided. **Section 98-86 (2) (c)** states in addition to the perimeter landscaping required along a right-of-way and the landscaped parking aisle end caps, the following landscaping is required internal to the parking lot: **1.** An area equal to three percent of the total area devoted to parking spaces and drive aisles shall be landscaped and permeable. If the parking area has less than 20 parking spaces, this requirement may be waived by the planning commission and/or city council where appropriate. Existing tree stands or significant natural topography or vegetation that is incorporated into the parking area, may be considered as part of the internal landscaping area requirement. **3.** The required plant materials for the interior of parking areas shall be, one deciduous or evergreen tree for every 250 square feet of landscape area or one deciduous or evergreen tree for each 30 lineal feet, whichever is

most appropriate. Where site distance or maneuvering conflicts exist, trees shall have a clear trunk of at least six feet above the ground, and the remaining required landscape areas shall be planted with ground cover such as grass, flowering perennials and/or shrubs, not to exceed two feet in height. **Section 98-462 (e) (1)** states off-street parking shall not be permitted within 20 feet of any building facade on a frontage line or between the building facade and a frontage line. **Section 98-462 (e) (2)** states the placement of two abutting off-street parking lots with continuous street frontages shall not be permitted. A variance from Section 98-83 (7), Section 98-83 (8), Section 98-86 (2) (a, b, c) Section 98-462 (e) (1) and Section 98-462 (e) (2) to allow the construction of the temporary parking lot is being requested.

5. Staff Updates
6. Call to the Public
7. Adjournment