BANKS ENGINEERING

Professional Engineers, Planners & Land Surveyors

GREENWOOD VILLAS (f/k/a VILLA MAGNIFICA)
Deviations and Justifications
ADD2020-00167

The existing deviations 1-11 and 13-14 are proposed to remain as approved. The below changes are proposed to Deviation #12 approved by ADD2014-00218. The deviation is presented with strikethrough and underline so the proposed revisions are evident. Justifications for the revisions to Deviation #12 is provided below the deviation. A new deviation 15 is requested for the few guest parking spaces to allow back out parking into the private street.

Deviation #12: A deviation from LDC Sec 34-2020(a), which requires additional parking spaces equal to 10% of the total required to be provided to accommodate guest parking in a common parking lot, to allow the guest parking to be provided in individual townhome driveways **for existing buildings 1 and 2 and two common parking lots for buildings 3 through 8**. ~~Division of Development Services reviewed this deviation and recommended approval.~~ Each townhome **in buildings 1 and 2** will contain two garage spaces and two driveway spaces, which can be used as guest parking. **The proposed townhome units in buildings 3 through 8 are smaller units that have one garage space and one driveway space and will provide separate guest parking spaces in two common parking lots as shown on the MCP.**

New Deviation (15) A deviation from LDC Section 34-2015(2)g, which requires that proposed parking spaces must be located so as to avoid backing of vehicles into streets, except for streets in certain multi-family developments as provided in LDC Section 34-2020(a) Note 3; to allow the few guest parking spaces for buildings 3 through 8 to back out into the private street.

JUSTIFICATION: Section 34-2020(a) Note 3 provided certain criteria to allow parking spaces to back out into low speed private streets. Back out parking is allowed for certain multi-family developments if the criteria in LDC Sec 34-2020(a) Note 3 are met. Note 3 in Table 34-2020(a) does not specifically apply to townhome units. Townhomes are multi-family developments and the proposed parking spaces meet the four criteria needed to allow the back out parking in multi-family developments. The parking spaces will back out onto a private road with a speed limit of 25mph. There is a minimum of 200' site distance and the site triangle requirements are met. The onsite road configuration provides traffic calming since the proposed guest parking will back out onto short dead end roads. The roads providing the access for the parking spaces only provide access to four units and won't have any pass by traffic. The parking spaces provide the required 22' from the edge of the easement line required in LDC Sec 34-2020(a) Note 3. The requested deviation enhances the achievement of the objectives of the planned development; and preserves and promotes the general intent of the Code to protect the public health, safety and welfare.

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