

ALL IN DUBLIN - 26-016AD

Sidewalk/Landscape Buffers Summary of Request

The revised landscape plan is being submitted to the Administrative Review Team (ART) for review and approval of an Administrative Departure related to sidewalk widths and landscape buffers.

Two sidewalk segments on the plan have been revised from 4'-6" to 5'-0" in order to comply with the code provision requiring a minimum 5'-0" sidewalk width where an adjacent parking lot contains 50 or more parking spaces. All other sidewalks on the plan already meet or exceed the required 5'-0" minimum width.



As a result of increasing the sidewalk width in these two locations, on the north leg of the parking lot, the adjacent landscape buffers in three areas are reduced to 3'-1", which is 5 inches less than the required 3'-6" landscape buffer width. These reductions are minimal and occur only in limited locations. The majority of landscape buffers throughout the site continue to meet the required 3'-6" minimum. Additionally, the areas where the reduced buffer occurs are located along a non-street-facing façade, minimizing their visual impact within the public realm.

Accordingly, review and approval of an Administrative Departure by the Administrative Review Team (ART) is requested for the minor landscape buffer reductions associated with the sidewalk width revisions.