



Lower Hastings Ranch Community Meeting

Please take a moment to complete this survey and rate the effectiveness of each proposal.

1	2	3	4	5
Strongly Ineffective (will not address my concerns)	Somewhat Ineffective	Neutral	Somewhat Effective	Strongly Effective (will address my concerns)

1. **Entryway:** Limit the top plate height of the entryway to not exceed one-story; and be limited to 10'-0" top plate height or the existing top plate height of the first-story, whichever is lower.

1 2 3 4 5

Comments:

2. **Entryway:** Require that the roofline on entryways is an uninterrupted extension of the existing main roofline of the residence or require that entry ways be located under the roofline of the existing residence.

1 2 3 4 5

Comments:

3. **Second-story additions:** The height of the second-story top plate shall not be higher than the height of the top plate of the existing first-story.

1 2 3 4 5

Comments:

4. **Second-story additions:** Require that the second-story be set back substantially from the existing first-story front walls in order to retain the existing roof pitch of the residence (i.e. 15'-0" setback).

1 2 3 4 5

Comments:

5. Second-story additions: Modify the current standard to require that the second-story be set back 5'-0" from the existing first-story side walls.

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Comments:

6. Second-story additions: Limit second-story additions to a percentage of the existing first floor. (i.e. 50%, similar to Upper Hastings Ranch).

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Comments:

7. Second-story additions: Require a Conditional Use Permit for second-story additions in this district.

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Comments:

8. Second-story additions: Prohibit second-story additions and provide incentives for one-story additions (i.e. increase lot coverage).

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Comments:

9. Design: Limit the roof pitch to 4:12 for remodels (with new roof design) and require that roof pitches on additions be consistent with the existing roof pitch of the residence. The maximum roof pitch can be modified by the Zoning Administrator.

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Comments:

10. Design: Require that first- and second-story additions be compatible with the character of the existing residence's characteristics (i.e. roof slope, roof materials, exterior siding, window pattern etc.).

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Comments:

11. Design: Require a Conditional Use Permit for a new residence (one- or two-stories), and require that new construction be compatible with the Ranch Style architecture of the neighborhood.

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Comments:

12. Design: As part of the Conditional Use Permit process, Design staff will review the project.

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Comments:

Please provide staff with any additional comments or ideas you may have.

Name: _____ Phone: _____ E-mail: _____