

Amendment 1 (V1.2) - CM Vela
Pedestrian Access Exception for Screening
Item 73 - DB90 - 2/29/2024 Mtg

I move to amend the screening requirements in Subsection (G) of Section 25-2-652 in Part 3 of the ordinance to read as follows:

§ 25-2-652(G)

- (8) Screening Requirements. Except when visible from or through a pedestrian or bicycle access point, the following objects may not be visible at the site's property line that is shared with a triggering property and shall be screened:
 - (a) vehicle lights from vehicles that use or are parked on a parking lot or in a parking structure located on the site;
 - (b) mechanical equipment;
 - (c) outdoor storage;
 - (d) refuse receptacles and collection areas; or
 - (e) common areas for amenities, including outdoor decks, patios, or pools.
- (9) The screening required in Subdivision (9) may not impede pedestrian or bicycle access points.

Explanation

The draft provision mirrors screening requirements in the existing code. These screening requirements often lead to solid fences that block pedestrian access between commercial or multifamily and nearby neighborhoods. This is especially true where a residential street stub ends at the property line with a commercial or multifamily property. This amendment is intended to facilitate better pedestrian connectivity by removing screening requirements as a barrier or disincentive to creating easy pedestrian and bicycle access.