



Jefferson Avenue Character

The current plat for the south side of the street shows:

- 35-foot Right-of-Way from center of street to property line
- 35-foot Building Set-Back (to the garage fronts)
- Actual dwelling is set back another 22 feet for a total of 92 feet from center of the street

Current “Nelson Meadow” proposal shows:

- 33-foot Right-of-Way from center of street to property line — this requires a legal exception
- 30-foot Building Set-Back – this is what the R3 ordinance requires, but insufficient to provide a buffer for existing homes on south side of street

Recommendations for north side of the street:

- At least a 35-foot Right of Way dedication
- At least a 35-foot Building Set-Back (by easement or other binding legal covenant)
- Additional buffer to a total 90 feet from center of the street is highly desirable because the new homes will be on higher elevation and also larger and taller
- A double row of trees, one north and one south of the new sidewalk (staggered placement to give the appearance of one tree every 20 feet)
- Optimal placement of utilities to accommodate maximum tree placement (plan trees first)
- Side loading driveways off Brookbank and the new cul de sac respectively to accommodate maximum tree placement