



Modification Request for View High Sports Complex, PL2024283
Commercial Rezoning with Preliminary Development Plan

- 1) Request to eliminate the Fence from the required High Impact Screening on south and east.

- The existing tree mass will remain along the south and east property line
- The 6' fence will have no impact on screening the 30+ foot tall building
- The additional landscaping and limited active uses within the property line

For the reasons listed above the developer is requesting to remove the required fence from the High Impact Buffer

- 2) Use of metal panels on more than 75% of the façade

The use of metal panels has become a primary architectural material used to create aesthetically appealing projects throughout the area. This request is based on the massing of the building size and large wall sections.

- 3) Outdoor soccer field is less than 100 feet from south property line

-The field can be modified to accommodate the 100 foot setback however the location of the field has been selected to be located away from any residential user and the field location meets the intent of the code to create separation from residential uses