

# DINNER MEETING AGENDA

## Monday, March 20, 2017

### 1. Agenda Review – Tammie Keplinger

Item #	Petition #	Petitioner/Description	Update
Item 4.	Charles E. Barnhardt House	<b>Historic Landmark Decision</b>	<b>Decision</b> Deferral – 2 - month (to May 15, 2017)
Item 5.	2016-134	<b>CapRock, LLC</b> – Located on the north side of Joy Street between Ashley Road and Wilson Avenue.	<b>Decision</b> Deferral – 1 - month (to April 17, 2017)
Item 6.	2017-017	<b>NODA Terrace, LLC</b> – Located on the southeast corner of the intersection of North Davidson Street and East 37 <sup>th</sup> Street.	<b>Decision</b> Deferral – 1 – month (to April 17, 2017)
Item 8.	2016-097	<b>Simonini Saratoga Foxcroft, LLC</b> - located on the east side of Sharon Lane between Providence Road and Heathmoor Lane.	<b>Decision</b> Council will have to vote whether or not to send back to Zoning Committee due to the changes indicated in Item 8 below.
Item 11.	2016-146	<b>Barringer Capital, LLC</b> – located on West Tremont between South Tryon Street and Hawkins Street.	<b>Decision</b> Council will have to vote whether or not to send back to Zoning Committee due to the changes indicated in Item 11 below.
Item 21.	2017-021	<b>RED Partners</b> – Located north of Little Avenue on the west side of Carmel Road.	<b>Hearing</b> Deferral -1- month (to April 17, 2017)

Item	<b>Changes After the Zoning Committee Vote</b>
8.	<p><b>Petition No. 2016-097 by Simonini Saratoga Foxcroft, LLC</b> (Council District 6 – Smith) for a change in zoning for approximately 6.32 acres located on the east side of Sharon Lane between Providence Road and Heathmoor Lane from R-3 (single family residential) to UR-2(CD) (urban residential, conditional).</p> <p>The petitioner amended the following item after the Zoning Committee vote. Therefore, the City Council must determine if the changes are substantial and if the petition should be referred back to the Zoning Committee for review.</p> <ul style="list-style-type: none"> <li>The petitioner amended a label for an existing stormwater pipe to specify that it is “existing” as requested by Engineering Property Management.</li> </ul> <p>Staff Recommendation: The amendment to the label is minor and was changed for clarify as requested by City staff. This change is not significant enough to require additional review by the Zoning Committee.</p>
11.	<p><b>Petition No. 2016-146 by Barringer Capital, LLC</b> (Council District 3 – Mayfield) for a change in zoning for approximately 0.74 acres located on the north side of West Tremont Avenue between South Tryon Street and Hawkins Street from I-2 (general industrial) to TOD-RO (transit oriented development – residential, optional).</p> <p>The petitioner added the following notes to the site plan after the Zoning Committee vote. Therefore, the City Council must determine if the changes are substantial and if the petition should be referred back to the Zoning Committee for review.</p> <ul style="list-style-type: none"> <li>The building containing Units 8 and 9 will be located a minimum of 21 feet from the western property line of the site.</li> <li>That portion of the building containing Unit 7 will be located a minimum of 18 feet from the northern property line of the site.</li> <li>A minimum six-foot tall solid brick wall shall be installed along the western and northern boundary lines of the site as generally depicted on the Rezoning Plan. The minimum 6 foot tall solid brick wall will not</li> </ul>

contain any gates or openings.

- That portion of the minimum 6 foot tall solid brick wall located along the western boundary line of the site shall be located a minimum of 2 feet from the western boundary line of the site.
- Note F.6 under Architectural Standards shall require the western exterior walls on Units 8 and 9 to have a minimum STC (Sound Transmission Class) Rating Value of 57, and the windows located on the western exterior walls of Units 8 and 9 to have a minimum STC Rating Value of 35. The western exterior walls and windows (if any) of the garages associated with Units 8 and 9 shall not be subject to this requirement.
- Note F.7 under Architectural Standards shall require the northern exterior walls on Units 3, 4 and 7 to have a minimum STC (Sound Transmission Class) Rating Value of 57, and the windows located on the northern exterior walls of Units 3, 4 and 7 to have a minimum STC Rating Value of 35. The northern exterior walls and windows (if any) of the garages associated with Units 3, 4 and 7 shall not be subject to this requirement.
- The Declaration of Covenants, Conditions and Restrictions for the residential community to be developed on the site shall contain a disclosure provision that provides as follows:
- "The Property has a zoning classification of TOD-RO. Certain parcels of property adjoining and in the vicinity of the Property have I-2 zoning classifications and are or may be lawfully used for certain industrial (including, without limitation, potentially noisy manufacturing) purposes."
- The sales and purchase contract for each single family attached dwelling unit to be constructed on the site shall contain a disclosure provision that provides as follows:
- "The Property has a zoning classification of TOD-RO. Certain parcels of property adjoining and in the vicinity of the West Tremont Townhomes have I-2 zoning classifications and are or may be lawfully used for certain industrial (including, without limitation, potentially noisy manufacturing) purposes."

Staff Recommendation: The amendments to the site plan add conditions to address adjacent property owners concerns. These changes are not significant enough to require additional review by the Zoning Committee.