

# **FORM-BASED CODE COMMITTEE**

## **MINUTES**

**April 13, 2017**

The duly advertised meeting of the Form-Based Code Committee was held on April 13, 2017, at 2:00 p.m. at the Development Resource Center, Conference Room 1A. Heidi Hefferlin called the meeting to order. Angela S. Wallace called the roll and swore in all those who would be addressing the Committee. Heidi Hefferlin explained the rules of procedures and announced that the meeting is being recorded.

Members Present: David Barlew, Jason Havron, William Smith, Grace Frank, Heidi Hefferlin, and Gabe Thomas

Members Absent: John Straussberger, Ladell Peoples and Matthew Whitaker

Staff Members Present: Karen Hundt, Angela Wallace

Applicants Present: David Barlew

**Jason made a motion to approve the Minutes from the March meeting. The motion was seconded by Gabe and unanimously approved.**

Staff asked members to state reason for motion and be more details in the motion items. Staff asked that you be as specific as possible in dimensions and descriptions in the motion. Staff needs to add that information to the motion sheet.

## ***OLD BUSINESS***

None

## ***NEW BUSINESS***

*David Barlew, Jr. recused himself for this case.*

### **Case #17-FB-00006 – 615 W. Bell Avenue**

#### **PROJECT DESCRIPTION:**

The applicant, David Barlew, Jr., has applied for the following modifications:

- Parking setback variance from 30 feet to 0 feet
- Curb Cuts from none to 2 (off W. Bell)
- Side Street Lot Frontage (Gurley) from 30% to less than 30%

Karen Hundt presented the PowerPoint presentation and staff report. Total elevation change on site of about 60 feet. The use around the site is an office/industrial mix and residential. The Gurley Street frontage is about 16%. CDOT recommends only one curb cut on W. Bell.

Discussion: David Barlew, Jr. addressed the Committee. The intent is to present a pedestrian environment. With the elevation of the land it would be better to put the building and the parking on the W. Bell side. The division between the building and the parking structure was planned to meet the requirements that one building could only be so long and that it would provide some pedestrian area between the buildings. Grace - If you can only get the one curb cut where would you put it? David – I would keep the one to the building and have the parking garage enter from that side.

Community Comments: Bud Peacock – The structure across the street is my office and my home is next to it. My concern is the parking. The back portion is very steep. They are stuck with the small area at the front. I just don't want to look at a parking garage. It is a very narrow street. There is a lot of pedestrian traffic. The corner intersection is busy. I would like the parking garage to be a nice looking building since it is at the residential side of the area.

David – The garage is one story and the idea is to repeat the look of the office/residential building. There will be no roof parking. There will be a sidewalk between the street and building and there will be 17 feet of pedestrian area there. There will be parallel parking and street trees along the area.

Janice Wilke – I own property next to the parking garage. Is the garage for tenants or customers? David – I don't know that has not been worked out yet. We are just providing the number of spaces required. Janice - Everything on our side of the street is residential. We would prefer not to have an entrance next to our property

Randall Addison – Because the associations are so loosely formed, the qualification of having a neighborhood association is not really consistent. I live in the neighborhood but knew nothing about the meeting for the presentation. It doesn't seem disclosure is there.

There are some very challenging aspects of the neighborhood association meetings. This is something that may need to be addressed at the next round of edits for the Code. Karen asked for any input or suggestions anyone has to make the process more efficient.

Heidi – I question your request for the reduction in the 30% lot frontage along Gurley? David – It's to do with the topography. Gabe – What do you need with the second curb cut at the parking garage? David – Ingress and egress to the garage. I can make the entrance at the other end and come off that curb cut. Gabe– There is no curb cuts allowed if there is an alley. Where is the alley? Karen – There is no alley and there are topography issues on the secondary street. William – So all ingress and egress would be on Bell. Gabe – If we approve this, you will be required to meet transparency requirements. If the garage goes away, you will continue the windows on? David – Yes.

Karen read e-mail from a resident. That e-mail has been attached and is a part of these minutes. Heidi – It sounds like she is concerned about a parking lot and we have addressed that issue.

**Gabe made a motion to approve Case #17-FB-00006 – 615 W. Bell Avenue as submitted pursuant to the Chattanooga City Code, Section 38-596(4) and pursuant to the Form-Based Code, subject to any and all conditions. Conditions: approved parking setback reduction from 30' to 0'; approved lot frontage reduction from 30% to less than 30%; approved one curb cut only (instead of the 2 requested) as recommended by CDOT (exact location to be determined by applicant and CDOT).**

**William seconded the motion. The motion was unanimously approved.**

*David Barlew, Jr. rejoined the Committee.*

## ***OTHER BUSINESS***

The amendments we proposed will be before the City Council on April 18<sup>th</sup> at 6:00.

LDO staff is receiving a lot of comments from sign manufacturers wanting to be able to make more signs. They want to do skyline signs and the code says only if buildings are 4 stories or more. The Life Style building is going to have to get rid of the sign on the top but they can have several signs right above the first floor – could have 6 or 7 there. If we approve one of these, you could be opening the flood gates. Just be prepared.

William – You mentioned having the web site list the projects. Karen – We may be able to put information on the site that has the neighborhood associations.

Janis – Will you send letters to people about the neighborhood meetings like you do for this meeting? Karen – We have no way of knowing when those meetings are being held. Janis – Why doesn't the neighborhood associations have to send out the same letter? Dallas – There are some issues using open door to notify people of meetings. Neighborhood Services is who works with the neighborhood associations and they are working on it.

***NEXT MEETING DATE:*** May 11, 2017

**William made a motion to adjourn.**

**Gabe seconds the motion. The motion was unanimously approved.**

The meeting was adjourned at 3:03 p.m.

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John Straussberger, Chair

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Angela S. Wallace, Secretary