



City Council Meeting

September 25, 2017

PUBLISHED: TUESDAY, SEPTEMBER 26, 2017

PUBLISHED BY: COTY THIGPEN

OFFICE OF THE CITY CLERK

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I. CALL TO ORDER

❖ *Mayor Belle Isle called the meeting to order at 6:29 p.m.*

II. ROLL CALL

- Council Members
 - Mayor David Belle Isle
 - Chris Owens (Mayor Pro Tem)
 - Jason Binder
 - Jim Gilvin
 - Mike Kennedy
 - Dan Merkel
 - Donald Mitchell
- Staff
 - Bob Regus, City Administrator
 - Coty Thigpen, City Clerk
 - Sam Thomas, City Attorney
 - James Drinkard, Asst. City Administrator
 - Kathi Cook, Director of Community Development
 - Tom Harris, Director of Finance
 - Peter Sewczwicz, Director of Public Works

III. PLEDGE TO THE FLAG

IV. PROCLAMATIONS AND PRESENTATIONS

A. CALEA Reaccreditation Award

B. Service Award - Lt. Robert Heath - 30 years

V. CONSENT AGENDA

A. Council Meeting Minutes (Meeting of 09-18-2017)

❖ *Council Member Merkel offered a motion to approve the Consent Agenda*

- *The motion received a second from Council Member Kennedy*
- *The motion was approved 7-0*

VI. PUBLIC HEARING

A. Public Hearing on the Fiscal Year 2018 Millage Rate Levy

- Director of Finance, Tom Harris, came forward to present this item on behalf of staff
- The purpose of this hearing is to obtain public comment on the Recommended Fiscal Year 2018 Millage Rate Levy.
- The FY 2018 Budget was distributed electronically to the City Council on April 28, 2017 and made available on the City's website through the financial transparency portal (OpenGov) and as a downloadable pdf document.
- The Finance Department presented an overview of the operating/capital budget and proposed millage rate levy at the May 1st, 15th, and 22nd City Council Meetings.
- Public Hearings on the budget were held on June 5th, 12th, and 19th with final approval of the FY 2018 Budget occurring on June 19, 2017.
- Due to uncertainty regarding the tax digest, adoption of a millage rate was postponed pending receipt of the certified tax digest from the Fulton County Tax Commissioner. The tax digest was received on August 24, 2017 and highlights tax base growth of 4% which is in-line with budgetary estimates. It should be noted that the majority of this growth is related to new construction as revaluation of existing properties (primarily residential) was postponed pending a review of Fulton County Tax Assessor practices/procedures.
- The City's millage rate levy proposal for 2017 (FY 2018) is the same as the prior year at 5.75 mills while funding \$35 million in capital investment (including funding for capital improvements as well as maintenance of our infrastructure) that is focused on alleviating traffic congestion, expanding sidewalk connectivity, improving park amenities, etc.
- The City's millage rate of 5.75 mills includes 4.72 mills for general government (i.e. operations and recurring capital investment) and 1.03 mills for debt service on voter approved bonds. To ensure Alpharetta remains an affordable place to live and raise a family, the City provides a \$40,000 homestead exemption that saves our homeowners over \$2.4 million annually (e.g. equates to a 1.3 mill reduction for the average homeowner). The City's homestead exemption is the highest in Georgia.
- Tonight's meeting is the last of three public hearings on the FY 2018 Millage Rate Levy with the schedule as follows:

September 18, 2017 (11:30 a.m.)

- Public Hearing

September 18, 2017 (6:30 p.m.)

- Public Hearing
- City Council Meeting

- Millage Rate Ordinance (1st reading)

September 25, 2017 (6:30 p.m.)

- Public Hearing
- City Council Meeting
- Millage Rate Ordinance (2nd reading)

Public Comment

None

B. CLUP-17-02/Z-17-04 Taylor Morrison/40 Cumming Street

- Director of Community Development, Kathi Cook, came forward to present this item on behalf of staff
- This item was heard at the June 1, 2017 Planning Commission meeting. Several residents spoke in opposition to and in favor of the request, with concerns over density, traffic, townhomes and tree protection. After discussion, the Planning Commission recommended to deny the item. The applicant revised the site plan to remove all townhome product. The item was heard at the August 3, 2017 Planning Commission meeting where the Planning Commission recommended to table the item due to a number of unresolved issues with the site plan. The applicant revised the site plan to address concerns over open space and buffers. The item was heard at the September 7, 2017 Planning Commission meeting where the Planning Commission recommended to approve subject to conditions. Vote (7-0)
- Staff recommends approval of CLUP-17-02/Z-17-04 Taylor Morrison/40 Cumming Street request for comprehensive land use plan amendment and rezoning, subject to the following conditions:
 1. The site, consisting of approximately 10.868 acres, shall be zoned DT-R and developed substantially similar to site plan submitted by PEC, dated 8/16/2017, except for modifications required to comply with the conditions below. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
 2. The Lewis-Manning House property, consisting of approximately 0.837 acres, shall be zoned DT-LW and developed substantially similar to site plan submitted by PEC, dated 8/16/2017, except for modifications required to comply with the conditions below. Use shall be restricted to office or HOA use.
 3. The permitted residential product on the property shall be single-family detached. Minimum lot size shall be 7,000 square feet for lots fronting Manning Drive (Lots 9-11) and 5,000 square feet adjacent to existing residential on Manning Drive (Lots 17-20). All lots fronting Cumming Street (Lots 5-8) shall have a minimum size of 4,000 square feet and all other lots shall have a minimum lot size of 2,500 square feet in order to maximize tree saves.
 4. There shall be only three single-family detached lots fronting Manning Drive (Lots 9-11) and those lots shall have a minimum lot width of 60'. Lots that back up to existing homes on Manning Drive (lots 17-20) shall have a minimum lot width of 50'.
 5. Minimum building setbacks shall comply with the DT-R district standards.
 6. Homes fronting Cumming Street (Lots 5-8) shall face that street. Side elevations shall be enhanced with architectural elements and/or shall be screened with evergreen plantings, as approved by Staff. Civic space along Cumming Street shall be a minimum 40' wide, as depicted on the site plan, and developed with a park-like setting with heavy decorative landscape, hardscape, walls and seating. The landscape shall include plant selections promoting the historic district. Civic areas to be maintained by HOA.
 7. Homes adjacent to existing residential and commercial shall be front loaded.
 8. Architecture and materials shall be substantially similar to the renderings prepared by Main Street Designs, dated 8/29/2017, except for modifications required to comply with these conditions, and in compliance with the Alpharetta Downtown Code subject to approval by Staff. Front porches and stoops shall have a minimum

depth of 8' as measured from the front door. Bay windows shall have a minimum depth of 2'. 4- sided architecture and materials shall be required. A minimum 50% of homes fronting Cumming Street (Lots 5-8) and Manning Drive (Lots 9-11) shall be three-sided brick or stone with fireplaces.

9. The Historic Lewis-Manning House shall be restored and protected. Restoration and modifications shall require review and approval by Staff. The exterior of the home shall be restored prior to the first Certificate of Occupancy on the property. Landscaping and fencing style shall be designed to complement the time period of the historic home.
10. An easement shall be recorded on the final plat providing for use of the Lewis-Manning House yard as depicted on the site plan.
11. The yard surrounding the Lewis-Manning House shall be enhanced with landscape, hardscape, seating areas and a sculpture or fountain, as approved by Staff. Evergreen plantings shall be required along the north and east sides of the Lewis-Manning House.
12. Developer shall provide a statement on the final plat and in a binding legal agreement providing for the protection and maintenance of the Lewis-Manning House.
13. The Lewis-Manning House shall be permitted 1 monument sign not to exceed 10 square feet and 1 wall sign shall not exceed 4 square feet both to be approved by the DRB. The property will forever be known as the Lewis Manning House and will be so designated by a plaque, which will be affixed to the exterior of the structure as approved by the DRB.
14. A minimum 15' transitional, planted buffer, as depicted on the zoning plan, shall be provided adjacent to the existing Manning Drive residential properties to the east and shall be planted with evergreen trees and/or shrubs to provide a visual screen between uses, as approved by Staff. After installation, buffer shall be recorded as undisturbed.
15. A minimum 15' landscape buffer shall be provided adjacent to properties to the west zoned commercial.
16. Roadways with on-street parking shall incorporate curb extensions at intersections. Internal road shall include on-street parking and sidewalk, where feasible, as approved by Staff.
17. The corner of Cumming Street and Manning Drive shall be heavily landscaped with evergreen plantings to screen the sides of Units 8 & 9 and internal driveway and decorative ornamental plantings.
18. A stacked stone, brick or granite wall shall be constructed between homes fronting Cumming Street (Lots 5-8) and Manning Drive (Lots 9-11) and front landscape area. Benches and a public art pedestal shall be approved by Staff.
19. Civic and amenity areas shall include a mix of trees, shrubs, and ground covers of varying heights, textures and colors as approved by Staff.
20. Development shall not be gated and roads will be private and maintained by the HOA.
21. Developer shall remove, by hand, trash from the stream at the north end of the property.
22. Add trees, shrubs and ground cover plantings to the south side of the trail that roughly parallels the stream, where cleared or sparse. Plantings will consist of traditional native southern plants creating a manicured park- like natural appearance as approved by Staff.
23. In addition to required trees in the on-street parking bump outs, shade trees alternating with flowering ornamental trees shall be planted on the backside of the sidewalk as approved by Staff. In lieu of tree grates, the soil area around the trees shall be planted with evergreen ornamental grasses, groundcovers or shrubs. Creeping fig or another creeping vine shall be planted to cover decorative and retaining walls as approved by Staff.
24. Civic space along Cumming Street and Manning Drive shall be recorded for public use.
25. Multi-use path along Cumming Street shall be a 12' concrete accessible path. A path connection through site and along stream shall be provided. Developer shall dedicate a permanent 20' wide public access easement to the City within the 150' impervious setback, as depicted on the site plan. Easement documents shall address maintenance responsibilities, which shall be maintained by the HOA. Lighting, seating areas, landscape and hardscape shall be provided along Cumming Street, as approved by Staff.
26. Driveways shall be a minimum 18' from garage to back of sidewalk or less than 5'.
27. Parking areas and internal driveways shall be heavily screened from Cumming Street, Manning Drive and civic space. A tree shall be provided every 3rd parallel parking space along Cumming Street.
28. Internal sidewalks shall be provided to the fronts of units and shall be a minimum 5' with pedestrian-scale lighting provided throughout the development.
29. Fencing visible from the street or civic areas shall be decorative as approved by Staff.
30. Existing trees shall be preserved as depicted on Sheet SPE prepared by PEC, dated 8/16/2017. The location of the tree protection fence around #67 (47" White Oak) shall be approved by Staff. Applicant's site plan shall include a central tree save area of a minimum 7,500 SF (similar to previous tree save area). Additional encroachments shall be allowed per this plan with additional tree care to offset the encroachment as approved by Staff. The 2 non-specimen trees, as well as the 10" Magnolia, along Manning Drive shall be incorporated into lots along Manning Drive.
31. Make reasonable efforts to remove exotic and invasive trees and shrubs within open space, tree save areas and stream buffer and replant where sparse as approved by Staff.

32. Final streetscape shall match the approved Downtown streetscape standards and include decorative pedestrian lighting as approved by Staff. Street trees shall be required along Cumming Street within the beauty strip, as well as behind the sidewalks as a continuation of what has been previously planted or designed in the Downtown, as approved by Staff. Heavy landscaping shall be provided along Manning Drive, as approved by Staff. All required landscaping shall be outside of utility easements.
33. Street trees of the proper size and locations shall be required along all internal roads as approved by Staff.
34. Off-site tree encroachment shall be limited to no more than 20% on the CRZ and shall require notification/approval by property owner, as approved by administrative variance.
35. Decorative paver apron dimensioned at 12' deep and 40' wide shall be required at the project driveway entrance at Cumming Street as approved by Staff.
36. Landscape, hardscape, fences and walls shall complement materials used in the Downtown, as approved by Staff.
37. No more than 10% of the residential units shall be permitted to be rented, as recorded in the HOA's declarations and covenants.
38. Overhead utilities internal to the project shall be placed underground.
39. Final detention area shall be coordinated with Community Development staff during plan review process, except that no stormwater management facilities shall be permitted within the impervious setback and there shall be no additional tree clearing.
40. Road width and configuration shall require Fire Marshall review and approval.
 - The applicant, Taylor Morrison, is requesting to rezone approximately 10.87 acres from R-15 (Dwelling, 'For-Sale' Residential) to DT-R (Downtown Residential) to allow for the construction of 58 'For-Sale' detached homes. An additional rezoning of approximately 0.84 acres from R-15 to DT-LW (Downtown Live-Work) is requested to allow the historic Lewis-Manning House to be restored and used as an office. A change to the Comprehensive Land Use Plan designation of the Lewis Manning House property is requested from 'Downtown Residential Density' to 'Mixed Use Live Work', as well as a change to the designation of 2 parcels on Manning Drive from 'Low Density Residential' to 'Downtown Residential Density'. The property is located on the north side of Cumming Street between Highway 9 and Manning Drive at 40 Cumming Street.
 - The submitted request, if approved, will allow Taylor Morrison to construct 58 'For-Sale' single-family detached units on 11.71 acres with a residential density of 4.95 dwelling units per acre. In addition, the applicant proposes to save and restore the Lewis-Manning House and to use it as an office. The property is located on the north side of Cumming Street between Highway 9 and Manning Drive at 40 Cumming Street and 136 Manning Drive.
 - The property consists of three (3) parcels of land, including two (2) single-family detached homes and a small vacant residential lot. The subject property and surrounding properties are zoned R-15 to the east, R-12 to the north, C-1 and O-I to the west and O-I and R-15 to the south. The Manning Drive subdivision is adjacent to the east, Manning's Ridge to the north, North Main Street commercial and office properties to the west and Alpharetta First United Methodist Church to the south. The proposed residential use is consistent with the Comprehensive Land Use Plan designation of the property, which is 'Downtown Residential Density'. The applicant proposes a comprehensive land use plan amendment to allow the Lewis-Manning House to be used as an office, as well as an amendment to two (2) parcels on Manning Drive from 'Low Density Residential' to 'Downtown Residential Density'.
 - The Lewis-Manning House was built in 1895 for Col. Tom Lewis and later sold to the Manning Family in 1905. The 2-story home was designed in the Queen Anne style. The applicant proposes to save and restore the home and to use it as a professional office. This request is similar to the East of Main development, where the Ben Manning House was saved, restored and approved for use as a professional office.
 - Residential densities vary in the Downtown, as shown in the table below. The applicant's proposed density of 4.95 dwelling units per acre is lower than many other recent approvals in the Downtown. The surrounding neighborhoods of Manning Drive and Manning's Ridge have residential densities between 1.5 and 2.0 dwelling units per acre. However, the nearest approval is Lehigh Homes at 2.9 units per acre.
 - The applicant submitted a revised site plan depicting all single-family detached product. Previous plans showed both townhome and detached product. The revised site plan depicts 58 single-family detached homes on 11.71 acres. Homes are proposed to be three (3) stories or 35' and are oriented to Cumming Street and Manning Drive. Homes are depicted backing up to the Manning Drive properties at a ratio of two (2) proposed single-family lots to one (1) existing lot in Manning Drive subdivision. The single-family

detached lot sizes are reflecting in the Site Data table as being a minimum of 2,500 square feet.

- One (1) project driveway is depicted on Cumming Street. The applicant's original site plan depicted access from Manning Drive, which is consistent with the principles of transportation planning. However, the applicant made a decision to move the project access to Cumming Street due to a significant amount of concern voiced by the Manning Drive subdivision over possible negative impacts to their neighborhood. Access to the Lewis-Manning House and associated parking is proposed through the project driveway on Cumming Street.
- 35 on-street guest parking spaces are depicted at various locations throughout the development, which exceeds the Downtown Code requirement of 0.15 parking spaces per residential unit. The Lewis-Manning House will be served by six (6) parking spaces at the rear of the structure and six (6) on-street parking spaces along Cumming Street, which meets the Downtown Code requirement of three (3) parking spaces per 1,000 square feet for office use. A 12' multi-use trail (sidewalk) is proposed along Cumming Street and a six-foot (6') sidewalk is proposed on Manning Drive. A minimum 15' landscape buffer is depicted along the east and west sides of the property, adjacent to existing single-family lots on Manning Drive and existing businesses along North Main Street. Building setbacks as proposed meet the requirements of the DT-R district. Minimum building setbacks are shown as follows:
 - Cumming Street & Manning Drive – 10'
 - Front – 10'
 - Side – 0'
 - Rear – 3'/10'
- The applicant's site plan depicts 1.23 acres of amenity space and 1.71 acres of civic space. A five-foot (5') sidewalk runs through the property, providing a connection to the north end of the site adjacent to the stream. A 20' public access easement and mulch path is depicted along the stream. A linear park is depicted along Cumming Street and includes a 12' concrete multi-use trail. Additional pocket parks are depicted at other locations within the development, with some including tree save areas.
- The Alpharetta Downtown Code requires a minimum 10% civic space and 10% amenity space. UDC Subsection 3.2.4(I) considers a site's open space requirements to be completely satisfied when a development incorporates a historic building. The Lewis-Manning House (40 Cumming Street) is on the City's Historic Resources Inventory List and the developer will make necessary improvements to allow for human habitation of the structure. A legal agreement will be required guaranteeing the maintenance of the building through the established HOA.
- There are several trees on the subject property identified as specimen quality, consisting mainly of Hardwoods (Oak, Poplar, Sweet Gum, Maple and Dogwood) and Pines. Staff had concerns with the applicant's initial site plan, which did not save many specimen trees. The applicant revised the site plan to incorporate additional tree save areas, including around the Lewis-Manning House and at the north end of the property. A central tree save area depicted on previous site plans has been removed. Having an internal tree save area is an important consideration for this site and should be required. The Arborist stated that additional trees should be saved, such as a large grouping of trees on the eastern side of the site near the existing residential. Also, the applicant should be required to limit tree removal for detention beyond what is identified on the site plan.
- Stormwater management facilities are depicted as one (1) large above-ground facility at the north end of the property. Previous site plans depicted two (2) smaller facilities near the stream and south of 160 Manning Drive.
- The applicant's proposed renderings reflect three (3) architectural styles approved in the Downtown Overlay, including Queen Anne, Greek Revival and Italianate. According to the applicant's architect, the single-family detached homes will be a mix of the three (3) above-mentioned architectural styles. A variety of materials are depicted on the renderings, including siding, board and batten and brick.
- The Downtown Architect reviewed the proposed building elevations and finds them to be generally in compliance with the Downtown Code. The following comments were provided by the Downtown Architect:

- Single-family Detached Product:
 - Building footprints and rooflines should have more variation.
 - Need more masonry product on single-family detached homes.
 - General Comment:
 - All buildings should be 4-sided architecture with the same primary building material on all 4 sides.
-
- The applicant commissioned a Traffic Impact Assessment (TIA) at the request of staff in order to evaluate the effect of new traffic from the development. The development's trip generation is presented in the table below. Based on the traffic study assumptions, approximately 59 new vehicle trips are expected to be added to the City transportation system during the PM Peak Hour period. It should be noted that the site plan and proposed development intensity has changed since the traffic study was initiated. However, the number of trips expected from the current proposal are less than presented in the study.
 - Intersection operations were evaluated along Cumming Street at North Main Street, the proposed site access, Manning Drive and Cricket Lane. At all intersections, traffic operations were found to perform at or better than the Level of Service C, well within the City's transportation system performance goals.
 - One element identified in the TIA is that traffic congestion experienced along Cumming Street at North Main Street is difficult under existing and proposed conditions, with vehicle queues extending beyond the proposed site access at times during the PM Peak Hour period. As one approach to avoid exacerbating the issue, the intersection at Manning Drive was evaluated assuming an alternative site access onto Manning Drive. Even with all proposed site traffic and existing traffic from Manning Drive, the intersection was found to continue to operate at or better than Level of Service C, making the alternative site access onto Manning Drive a scenario worth considering.
 - Residential development is known to increase school enrollment. Fulton County calculated the potential maximum number of children who may live on the property by using the Fulton County Schools standard calculation to identify the number of children that a residential development will generate.
 - Based on the total figure for all three school levels, it can be assumed that the proposed development could house approximately 14 – 51 school age children. Numbers provided by Fulton County Schools show that Alpharetta High School has capacity; however, Manning Oaks Elementary School and Hopewell Middle School are currently over capacity.
 - Staff has reviewed the applicant's proposal and finds that it can generally support the applicant's request for comprehensive land use plan amendment and rezoning. While the proposed change of use is consistent with the intent of the Downtown Master Plan, staff has concerns with the number of residential units proposed immediately adjacent to Manning Drive. Lehigh Homes was approved in 2016 for single-family detached lots, with a density of 2.9 units per acre and a minimum lot size of 7,000 square feet. A similar detached development could be developed on the subject property. Staff supports the preservation of the Lewis-Manning House and the proposed use of the structure as an office. If approval is considered, conditions are recommended that guarantee maintenance and protection of the historic structure, as well as limits the residential density adjacent to Manning Drive.
 - The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that the applicant met with Manning's Ridge HOA Board, residents of Manning Drive subdivision and other adjacent property owners. According to the applicant, support for the project was mixed, with many saying that they would support the project if the project driveway was moved to Cumming Street. Other topics of concern that were raised included stormwater, trees, density and townhome product. At the request of the neighborhood, Staff met with several residents from Manning Drive subdivision to provide an overview of the applicant's request and to allow the neighborhood to voice their concerns. The following list of concerns were provided at this

meeting:

- Not enough notice given to neighborhood by the applicant for a community meeting. Requested that the applicant defer to June or July.
 - Do not support project access from Manning Dr. Access should be from existing driveway on Cumming St.
 - Density is too high. Density should represent a transition to surrounding, existing neighborhoods.
 - Increase size of lots adjacent to Manning Drive subdivision. Lot sizes should be 1-to-1 (proposed vs. existing).
 - Concerned that using the Lewis-Manning house as an office would destroy the interior of the home.
 - Concerns over stormwater (location, run-off, mosquitos).
 - Save more trees, many trees over 100 years old.
 - Provide buffer between development and Manning Dr sub. (undisturbed or replanted, possibly a fence).
 - All buildings should be 4-sided architecture and masonry materials.
 - The City should purchase the property for a park or the developer should build a city park with very low density lots surrounding the park.
 - Concern with townhomes being over-built. Applicant should provide a market study to support the request.
 - What will happen to wildlife on the property?
-
- Den Webb, on behalf of the applicant, Taylor Morrison, came forward to present the request on behalf of the applicant

❖ *Council Member Kennedy offered a motion to approve CLUP-17-02/Z-17-04 Taylor Morrison/40 Cumming Street subject to the staff conditions with the following changes:*

- *Condition #1 – change date to September 22, 2017*
- *Condition #2 – change date to September 22, 2017*
- *Condition #8 – change date to September 12, 2017*
- *Condition #9 – Add a sentence regarding Certificate of Occupancy that reads, “This restriction shall not apply to nor prevent the opening of up to 3 model homes prior to restoration.”*
- *Condition #11 – strike last sentence regarding evergreen plantings and adding a sentence that reads, “Enhanced plantings and/or understory trees shall be required along the north and east sides of The Lewis Manning House.”*
- *Condition #12 – adding a sentence to the end that reads, “ Further, the Lewis Manning House shall be designated as an historic structure under the City’s Historic Preservation Ordinance.”*
- *Condition #18 - strike requirement for granite wall on the Manning Drive lots #9-11 and adding a sentence that reads, “ Individual landscape plans intended to provide landscaping complimentary to existing landscape on Manning Drive shall be submitted for staff approval for the front of homes on Manning Drive lots #9—11.”*
- *Condition #30- changing the date on PEC plan to September 22, 2017. Strike requirement for 7500 square foot central tree save area and replacing that with a sentence that reads, “The applicant site plan shall include a central green and a green with a mail kiosk that provide***8a**

combined total of at least 5800 square feet.”

- *The motion received a second from Council Member Mitchell*
- *Council Member Binder offered a friendly amend to add a Condition #41-
“Pocket parks to the west and northeast of the detention area as depicted in site plan submitted on
9/25/2017 (sheet Z2 dated September 22, 2017).”*
- *Amendment accepted by Kennedy and Mitchell*
- *The motion was approved 7-0*

C. V-17-27 On The Border/Sign Variance (Council Only)

- Director of Community Development, Kathi Cook, came forward to present this item
- Staff recommends approval of V-17-27 On The Border/Sign Variance, subject to the following conditions:
 1. Wall sign location, size, type and colors shall be limited to submitted plans, with final approval by Staff.
 2. The proposed wall sign shall not be illuminated.
 3. No additional wall signs shall be permitted.
- The applicant, Rebecca Talaious with NAI Signs, is requesting consideration of a sign variance to allow an additional wall sign, for a total of two (2) wall signs, on the south elevation of the On The Border restaurant. The Unified Development Code (UDC) allows one (1) wall sign per road frontage and one (1) wall sign per elevation. The subject property is located at 10575 Davis Drive at the northeast corner of Davis Drive and Mansell Road.
- The submitted request, if approved, would allow two (2) wall signs on the front elevation of the On The Border restaurant building. The Unified Development Code (UDC) allows one (1) wall sign per road frontage and one (1) wall sign per elevation. The property is located at 10575 Davis Drive at the northeast corner of Davis Drive and Mansell Road.
- UDC Section 2.6.12 (E)(2) Free-Standing Commercial Establishments not located within a Shopping Center, Wall Signs states that, “One (1) wall sign per road frontage for each tenant space no greater than one square foot (1 sq. ft.) of area per one linear foot (1 ln. ft.) of tenant frontage; provided, however, no more than 2 wall signs shall be allowed for a tenant space.” Since this is a single-occupant building and the property frontage is nearly 500’, the total wall sign area is restricted to the maximum permitted for commercial properties, which is 156 square feet.
- The additional wall sign is proposed to be 44.34 square feet and would be a hand-painted mural reading, “Mexican Grill & Cantina”. The existing wall sign facing Mansell Road is 50 square feet and reads “On The Border Mexican Grill & Cantina”. Including the existing and proposed sign, the total wall sign area on the south elevation facing Mansell Road would be 94.34 square feet. There is also a wall sign facing Davis Drive that is 11.25 square feet and reads “To Go”.
- Staff has reviewed the application and is in general agreement with the requested sign variance. The sign variance criteria have been met and the applicant’s request should not impact surrounding properties. The site sits over ten-feet (10’) higher than the finished elevation of Mansell Road, making the wall signage difficult to see from Mansell Road. In addition, the applicant is permitted a maximum wall sign area of 156 square feet, of which the applicant proposes 94.34 square feet in wall sign area for the two (2) signs. Conditions are recommended limiting the size, location and type of signs permitted, as well as restricting additional wall signs on the building.
- The applicant notified adjacent property owners of the sign variance request and intent for the property. The citizen participation report states that no comments were received.

Public Comment

None

- ❖ *Council Member Kennedy offered a motion V-17-27 On The Border/Sign variance subject to the 3 staff conditions with a 4th proposed condition that reads, “ Proposed façade changes shall be subject to final approval by staff.”*

- *The motion received a second from Council Member Merkel*
- *The motion was approved 7-0*

VII. OLD BUSINESS

A. Ordinance: 2nd Reading of Fiscal Year 2018 Millage Rate Levy

- Director of Finance, Tom Harris, came forward to present this item on behalf of staff
- City Attorney, Sam Thomas, read the Ordinance aloud

Public Comment

None

- ❖ *Council Member Mitchell offered a motion to approve the Ordinance*

- *The motion received a second from Council Member Owens*
- *The motion was approved 7-0*

VIII. PUBLIC COMMENT

None

IX. REPORTS

None

X. ADJOURNMENT TO EXECUTIVE SESSION

No Executive Session. Mayor Belle Isle adjourned the meeting at 7:35 p.m.

Respectfully submitted,



Coty Thigpen, City Clerk