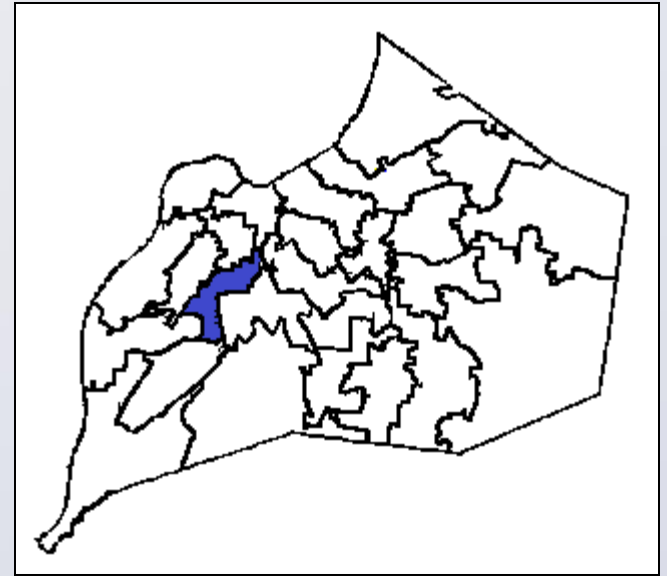
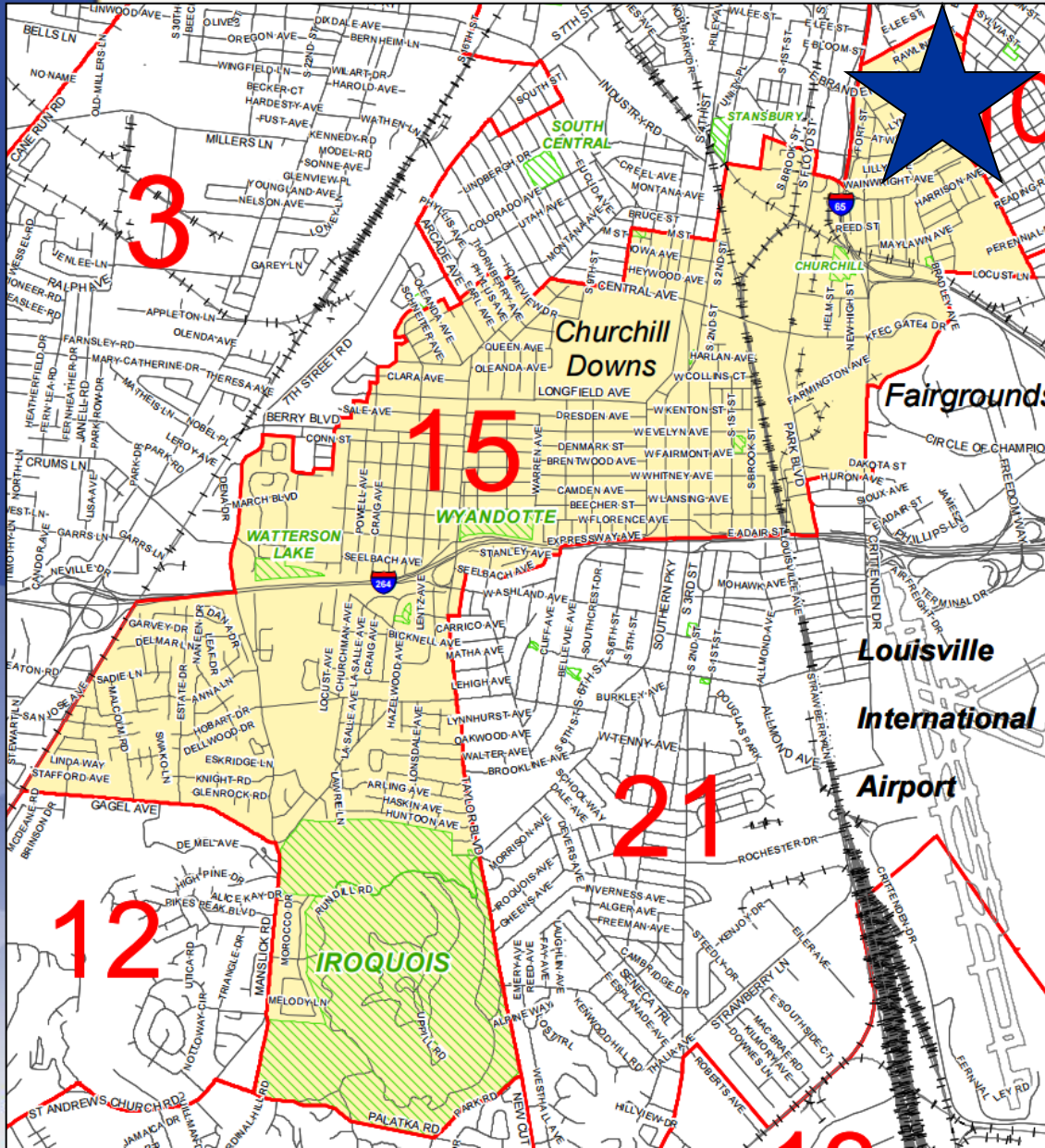


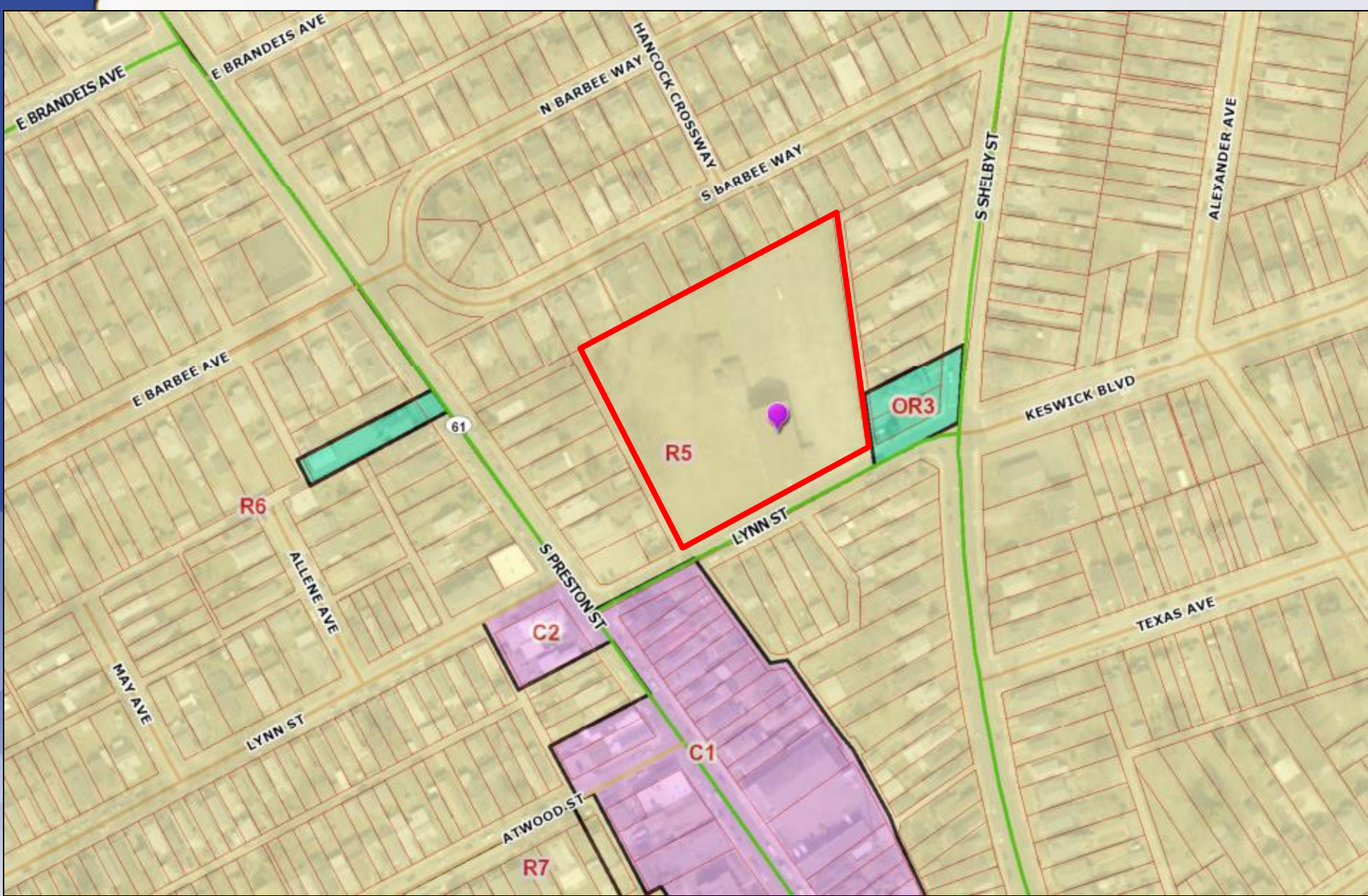
17ZONE1066 AGAINST THE GRAIN



Planning, Zoning & Annexation Committee
April 17, 2018



**719 Lynn Street
District 15 -
Marianne Butler**





Existing: Institutional (Police Lodge)
Proposed: Restaurant/Brewery/Event Hall

Requests

- Change-in-Zoning from R-5 Single-Family Residential to C-2 Commercial
- Alternative Landscape Plan
- Detailed District Development Plan
- Five Waiver Requests

Case Summary

- Event hall, micro-brewery, and restaurant/bar with outdoor dining and entertainment is proposed
- Existing facilities serve as a private club/ Sheriff's lodge (AKA Swiss Hall) to be revitalized and repurposed:
 - Main event space (Swiss Hall); existing parking areas improved with plantings and screening; accessory structures to be converted to bar, nano-brewery, and kitchen space; and the utilization of the existing open space for gardens, seating and common areas, and recreation

Case Summary

- Multiple landscape waivers to accommodate primarily for existing conditions
 - Existing chain link fence and parking areas
- In lieu-of providing an evergreen screen, eight foot privacy fence or berm a heavy-duty woven mesh screen is proposed around parking areas only (see BE # 13)
- Majority of new tree canopy is proposed in combination with existing trees and garden plots in the buffer areas bordering outdoor dining and recreation areas (see BE # 12)
- Frontage will contain vegetation and decorative fence as demonstrated in the applicant's renderings (see BE # 11 & 14)

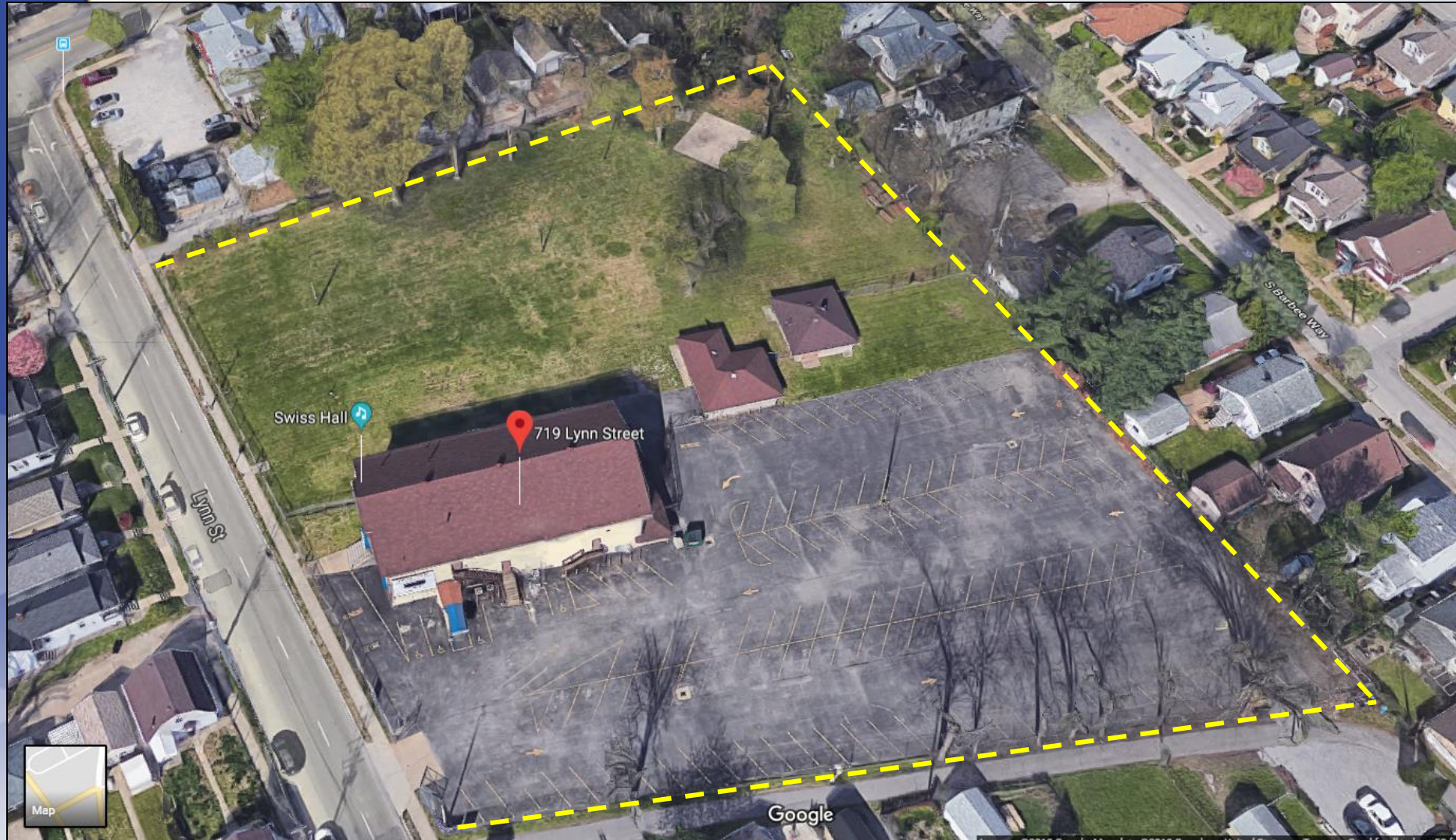
Technical Review

- Alternative Landscape Plans (LDC 10.2.14): A developer may submit an alternative landscape plan for approval which conforms to the “spirit and intent” of Chapter 10. It is stated, “It is not the intent of this article to discourage innovative, aesthetically pleasing landscaping design.”
- A landscape plan matching the alternative landscape plan will be submitted to properly enforce and keep record of Chapter 10 compliance, specifically the requirements of tree canopy (LDC 10.1).

Technical Review

- A total of 50% in parking reductions is available to the subject site
- A parking lease agreement was entered into between Zanzabar (2100 S. Preston Street) and Sheriff's Lodge. This lease will be expanded from 5 spaces to 12 spaces. Any such expanded agreement shall be in conformance with LDC 9.1.5.B and the approved district development plan

Subject Site



Subject Site



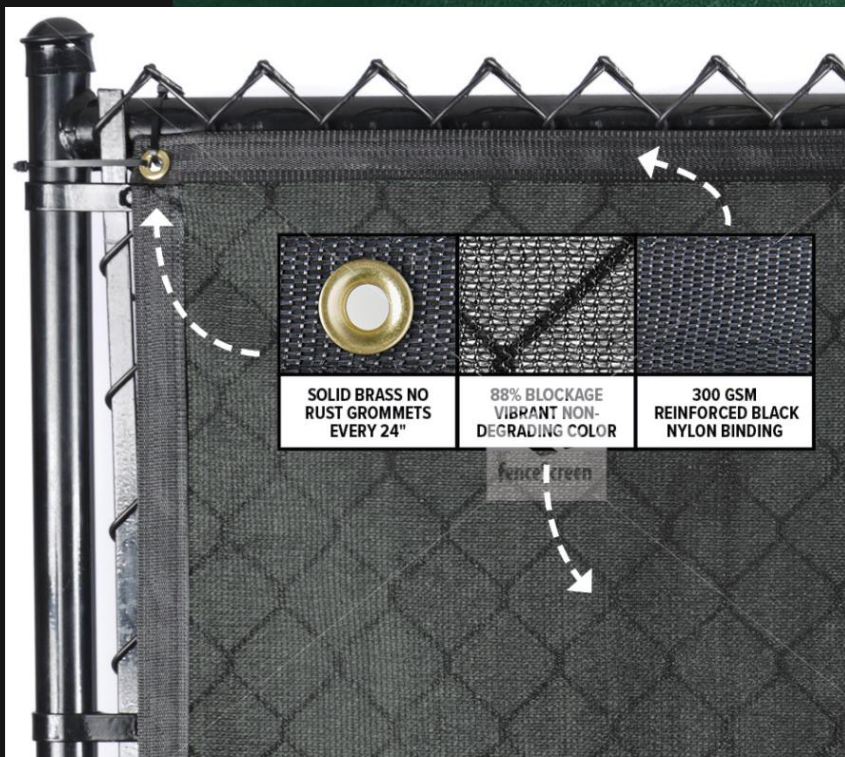
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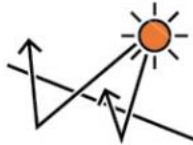
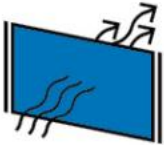
Subject Site







		
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Woven Mesh Screen Detail

Public Meetings

- Neighborhood Meeting on 12/13/2017
 - Conducted by the applicant, 37 people attended the meeting
- LD&T meeting on 3/8/2018
- Planning Commission public hearing on 3/15/2018
 - One person spoke in opposition.
 - The Commission recommended denial of the change in zoning from R-5 to C-2 with a vote of 6-2 (two members were not present).