

Meeting Minutes of the Design Review Board (DRB)

Tuesday, January 7th, 2024, at 5:30 PM

Dr. TK Gregg Recreation Center

The Design Review Board (DRB) on Tuesday, January 7th, 2025, at 5:30pm. The following Board Members were in attendance: **Lauren Rogers, Jean Crowther, Alexander Newman, and Lukas Hauser**. Representing the City of Spartanburg's Planning Department was **Fredalyn Frasier, Planning Director, and Oksana Holbrooks, Sr. Administrative Assistant**.

Roll Call:

Mr. Newman: Alexander Newman

Ms. Crowther: Jean Crowther

Mr. Hauser: Lukas Hauser

Ms. Rogers: Lauren Rogers.

Ms. Rogers: With the Freedom of Information Act Compliance, public notification of the Design Review Board meeting has been published, posted and mailed in compliance with the Freedom of Information Act and the requirements of the City of Spartanburg Zoning Ordinance. We'll move to the the approval of the agenda.

Approval of Agenda

On a motion by Mr. Newman to approve and seconded by Mr. Hauser, the minutes were approved by a vote of 4 to 0.

Mr. Newman: Motion to approve.

Mr. Hauser: Second.

Ms. Rogers: All in favor?

Attendees: Aye. Those opposed?

Approval of Meeting Minutes for November 5th, 2024, and December 3rd, 2024.

On a motion by Mr. Newman to approve and seconded by Ms. Crowther, the minutes were approved by a vote of 4 to 0.

Old Business: None.

New Business:

DRB-24-020-00019 – The Design Review Board (DRB) has received a request for Preliminary Conceptual Approval for the proposed building, 189 W Main Street Development, located at 189 W Main Street (Tax Map Sheet: 7-12-20-030.00) with a zoning designation of DT-6 Zone (Downtown Urban District). Owner: OTO Development / Agent: McMillian Pazdan Smith Architecture.

GENERAL PROJECT OVERVIEW

The proposed redevelopment includes a 6-story hotel, a ballroom, and a 4-story office building along West Main Street in the block bound by Daniel Morgan Avenue to the west and Spring Street to the

east. It is a part of a larger development that includes shared parking in the block to the south of Broad Street. This is the first review for Preliminary Approval.

AUTHORITY & APPLICABILITY

This project is zoned D-T6 and is a full site redevelopment. Formal design review and approval by the Design Review Board is required.

DETERMINATION OF COMPLETENESS

- Application is complete

FINDINGS- EXCEPTIONS

1. 3.3.4.a Building Height: To permit a one (1) story building element – The minimum number of stories is two (2).
2. 4.4 Main Street Height Overlay: To permit a partial encroachment into the maximum 60-foot building height.
3. 6.4.3 Ground Level Detailing: To permit certain blank wall conditions along Daniel Morgan Avenue, Broad Street, and Spring Street.
4. 6.4.4.a Minimize Blank Walls & 4.4.4.c.2 Transparency Zone: To permit in excess of 20 feet of building that lacks transparent windows or doors not exceeding maximum four (4) feet in height above the sidewalk grade along the Daniel Morgan Avenue, Broad Street, and Spring Street frontages.
5. 6.4.5 Materials: To permit the use of EIFS on walls visible from a public street.
6. 8.1.a & b. Minimum Streetscape Zone: To permit a sidewalk zone along Spring Street that is less than 16 feet in total width (shown as 14 ft 6 in between the retaining wall and the edge of curb) and sidewalk that is less than 8 feet in total width (6 ft 3 in). And, to permit a sidewalk zone along Batter's Alley that is 9 ft 4 in (total) and a 5 ft wide sidewalk.

CODE REVIEW

Deficiencies noted, or exceptions or deviations required, are noted in *blue italics*

- A. Use Standards:** The proposed use (office) is permitted by right in D-T6.
- B. District Standards:**
 - 3.3.1 Lot Configuration: Frontage Build-Out: 60% except in Side Yard Parking Overlay – *Compliant*
 - 3.3.2 Primary Building Standards: *Compliant*
 - 3.3.4.a Building Height: *Exception required for 1 story element at mid-block. Minimum height is two stories.*
 - 3.3.5 Permitted Parking Location: *Compliant*
 - 3.3.6 Building Frontage: Shopfront – Permitted
- C. General Standards:**
 - 4.4. Main Street Height Overlay: *Exception required to permit an encroachment into the Main Street Height Overlay restricting the height within 60 feet of Main Street to 4 stories.*
- D. Lot/Site Standards:**

- 5.1.1 Lot Frontage: All lots must front on a street, square, or common open space - *Compliant*
- 5.1.3 Pedestrian Entries from Frontage Line: Buildings must have their principal pedestrian entrances on a frontage line. - *Compliant*
- 5.1.4 Setbacks: Front and side setbacks must be consistent with surrounding buildings. - *Compliant*
- 5.1.5 Adjacent Lots: Grading between lots to be sensitively considered. – *Not Applicable*

E. Utilities and Trash Containment:

- 5.2.1 Underground Utilities: *Compliant*
- 5.2.2 Solid Waste Storage Areas: *Compliant*
- 5.2.3 Mechanical and Utility Equipment: *Compliant*

F. Building Standards:

- **6.1.1 General Design Principles - Connectivity:** *See note regarding façade transparency.*
- **6.1.2 General Design Principles - Housing:** *Not applicable*
- **6.1.3 General Design Principles – Mixed-Use Infill & Redevelopment:** *Compliant*
- **6.1.1 General Design Principles - Downtown Should be Urban:** *Compliant*
- **6.1.5 General Design Principles - Put People First:** *See note regarding ground floor activity 6.1.5.B) and wide sidewalks (6.1.5.C)*
- **6.2 Required Building Design Standards:**
 - o 6.2.1 Architectural Style: *Compliant*
 - o 6.2.2 Compatibility: *Compliant*
 - o 6.2.3 Proportions: *Compliant*
 - o 6.2.4 Wall Materials: *Compliant*
 - o 6.2.5 Façade Treatment: *Compliant*
 - o 6.2.6 Building Entrances: *Compliant. However, corner buildings are encouraged to have a corner entrance.*
- **6.4 Specific Building Design Standards for all D-T5 Mixed-Use and Commercial Buildings**
 - o **6.4.1 Roof and Eaves:** *Compliant*
 - o **6.4.2 Canopies/Awnings:** *Compliant*
 - o **6.4.3 Encroachments:** *Compliant*
 - o **6.4.4 Ground Level Detailing:** 60% Glazing in Transparency. *Please provide dimensions to the facades to be able to calculate the frontage transparency. Exception required for elevations along Daniel Morgan Avenue, Broad Street, and Spring Street.*
 - o **6.4.5 Materials:** *Exception required for the use of EIFS on elevations that are visible from public streets.*

G. Parking:

- **7.1 Parking Area Access:** Parking must be accessed from a rear alley or a secondary frontage unless approved as a Discretionary Review. (D-T5 & D-T6) – *Compliant*
- **7.2 Bicycle Parking:** *Compliance to be confirmed with Final approval.*

H. Streetscape and Site Landscaping:

- **8.1 Required Streetscape:**
 - o D-T6: 16 ft zone with 16 ft wide sidewalk and trees in wells: *Non-compliant along Spring Street and Broad Street. Exception required.*

- 8.2 Parking Area Landscaping: *Not applicable*

I. **Signage:** *Staff level approval*

ADDITIONAL COMMENTS AND SUGGESTIONS FOR BOARD CONSIDERATION

3.3.4.a Building Height Minimum: The proposed single-story ballroom element does provide an unusual opening in the street along a portion of Main Street that is quite wide. While it would be ideal to have a multi-story element in this area, the proposed over-height single story massing for the ballroom achieves a similar goal relative to the code standard of providing an adequate sense of enclosure for the street. The proposed height that averages in excess of 28 feet, is not too dissimilar from two-story historic facades along Main Street.

4.4 Main Street Height Overlay: The proposed encroachment of additional is minimal and, as noted previously, this section of Main Street is quite wide, so the visual impact is negligible.

6.4.3 Ground Level Detailing: There are several areas along Spring Street, Daniel Morgan Avenue, and Broad Street where ground-level transparent glazing is not practical given the building functions behind it. The proposed design along Spring Street and Daniel Morgan Avenue depicts the use of art elements and decorate grates to provide pedestrian. In many ways, noting that the Spring Street frontage is not active is further support for a wider sidewalk zone.

For Daniel Morgan Avenue, the inactive frontage is unfortunate given that it will be a primary route for pedestrians walking from the Ballpark to Morgan Square, but the existing grade does make it more challenging to expose an additional floor.

The staff supports the applicant's proposed use of murals and other types of applied art to the area along Spring Street where the minimum transparency requirements cannot be met.

For Broad Street, the entire frontage is considered a blank wall including both the buildings and the proposed enclosures of the electrical service yard. This is very unfortunate given that the Magnolia block's primary frontage is also Broad Street. Because much of the frontage of Broad Street is inactive use, access to utilitarian spaces and screening of mechanical equipment, we recommend enhanced landscaping to soften that side to the greatest extent possible.

6.4.4 Materials: The DRB has historically not been favorable to the use of synthetic stucco except as a minority element. The use of this material on upper stories can be executed elegantly but it is a function of the design details and construction execution. Using this in such large quantities does set a precedent that will be difficult to undo for future requests on other sites.

8.1.a & b Streetscape Width: The proposed streetscapes along Spring Street and West Broad are substandard. In all cases where the existing streetscape is substandard, the DRB has required a dedication from the private property to bring it up to standard. We do not believe that permitting substandard streets as precedents is prudent as the principal goal of development downtown is to improve the pedestrian environment. At present, there is already an 8 ft wide sidewalk plus diagonal parking along this frontage. The area is proposed to be reconfigured to convert the diagonal parking to parallel parking and expand the building envelope. We do not believe that delivering a substandard pedestrian zone, especially to accommodate a few parked cars, is ever the right answer.

- Staff reviewed options within the context of other redevelopment coming on-line and support the option that eliminates parallel parking adjacent to Spring Street to ensure a standard pedestrian zone is delivered.

Broad Street: As presented in the findings for the Magnolia Block south of this project, the redevelopment of these core blocks presents an opportunity to address this section of Broad Street with a new urban design approach. Broad is effectively the west end of a historically utilitarian street. The fact that the Magnolia project on the south side is facing the back side of the hotel and office building merits a more comprehensive look at landscaping along the southern edge of the 189 West Main project.

The current lanes are overly wide (15 feet X 2). The curb line is being proposed for amendment with on-street parking, so further adjustments to the drainage and curb line could be made to narrow the street section, provide for safe pedestrian crossings, add to the sidewalk width on both sides, and consider an arrival sequence that is appropriate for the mix of uses within that block.

Pedestrian Mid-Block Crossing:

While not a DRB items, Staff discussed with the applicant the need for a well-thought-out design to ensure pedestrian safety between the hotel and the garage as well as general pedestrian traffic. Raised speed tables were discussed.

RECOMMENDATION

A Preliminary Approval by the DRB will require the following exceptions:

- **3.3.4.a Building Height:** To permit a one (1) story building element – The minimum number of stories is two (2).
- **4.4 Main Street Height Overlay:** To permit a partial encroachment into the maximum 60-foot building height.
- **6.4.3 Ground Level Detailing:** To permit certain blank wall conditions along Daniel Morgan Avenue, Broad Street, and Spring Street.
- **6.4.4.a Minimize Blank Walls & 4.4.4.c.2 Transparency Zone:** To permit in excess of 20 feet of building that lacks transparent windows or doors not exceeding maximum four (4) feet in height above the sidewalk grade along the Daniel Morgan Avenue, Broad Street, and Spring Street frontages.
- **6.4.5 Materials:** To permit the use of EIFS on walls visible from a public street.
- **8.1.a & b. Minimum Streetscape Zone:** To permit a sidewalk zone along Spring Street that is less than 16 feet in total width (shown as 14 ft 6 in between the retaining wall and the edge of curb) and sidewalk that is less than 8 feet in total width (6 ft 3 in).

Note: The DRB does not have the authority to grant an exception to any standards outside of the Downtown Code. As a result, the request for an additional driveway will need to be processed as a variance by the Board of Zoning Appeals (BZA).

Applicant:

McMillian Pazdan Smith Architecture.

Public Comments: None.

Discussion:

The discussion addressed parking along Main Street, including the possibility of a larger sidewalk and adjustments to parking spaces. They also focused on ensuring public access to the restaurant's outdoor dining area and adequate loading dock space for trucks, as well as clear access to retail and restaurant entrances/exits. Ground-level design improvements were discussed, such as incorporating glazing, transparency zones, and artwork on blank walls (either rotating or permanent). It was confirmed that ground-level parking will be designated for office use only, and the developer's commitment to high-quality materials and well-maintained developments was emphasized. These discussions aimed to balance functionality, accessibility, and design consistency throughout.

A motion was made by Mr. Newman, seconded Ms. Crowther to approve the Preliminary Approval with exceptions noted in staff report with street scape zone option for 16 feet the building height with the addition of one-story element, to permit approval of the Main Street height overlay consistent with the height of Sophia's, the proposed ground-level detailing, the proposed materials, including the use of EIFS (Exterior Insulation and Finish System on the walls, and the variance to permit a sidewalk zone along Spring Street with minimum width of 16 feet by a vote of 4-0.

The Design Review Board (DRB) has received a request for Preliminary Conceptual Approval for the proposed Building, Magnolia Block Apartments located at 187 W Broad Street (Tax Map Sheet: 7-12-20-048.00, 7-12-20-049.02, 7-12-20-049.00, and 7-12-20-050.00) with a zoning designation of DT-5 Zone (Downtown Urban District) Owner: Haven at West Broad, LLC. / Applicant: Chris Van Kley , Dwell Design Studio.

GENERAL PROJECT OVERVIEW

The proposed redevelopment includes a 5-story apartment building and shared parking structure, with primary frontage along West Broad Street and bound by Daniel Morgan Avenue to the west and Spring Street to the east. It is a part of a larger development that includes 189 West Main Street to the north of Broad Street. This is the first review for Preliminary Approval.

AUTHORITY & APPLICABILITY

This project is zoned D-T5 and is a full site redevelopment. Formal design review and approval by the Design Review Board is required.

DETERMINATION OF COMPLETENESS

- Application is complete

FINDINGS - EXCEPTIONS

- **4.2 Required Shopfront designation:** To exclude these frontages from compliance with the required shopfront designations (proposed as exclusively residential frontage conditions).
- **7.1.4.b. Parking Area Access:** To permit access to parking from the primary frontage.
- **7.1.4.d. Driveway Width:** To permit a driveway width greater than 24 feet (proposed as 33 feet).

CODE REVIEW

Deficiencies noted, or exceptions or deviations required, are noted in *blue italics*

- A. **Use Standards:** The proposed use (office) is permitted by right in D-T6.
- B. **District Standards:**
- **3.3.1 Lot Configuration:** Frontage Build-Out: 60% except in Side Yard Parking Overlay – *Compliant*
 - **3.3.2 Primary Building Standards:** *Compliant*
 - **3.3.4.a Building Height:** *Compliant*
 - **3.3.5 Permitted Parking Location:** *Compliant*
 - **3.3.6 Building Frontage:** Shopfront – Permitted
- C. **General Standards:**
- **4.2 Required Shopfront Designation:** The frontages of Daniel Morgan Avenue and Spring Street are required to have ground-floor commercial frontages supported by Shopfront & Awning, Gallery, or Arcade frontages. *The proposed frontages are residential in nature and are therefore non-compliant.*
- D. **Lot/Site Standards:**
- **5.1.1 Lot Frontage:** All lots must front on a street, square, or common open space - *Compliant*
 - **5.1.3 Pedestrian Entries from Frontage Line:** Buildings must have their principal pedestrian entrances on a frontage line. - *Compliant*
 - **5.1.4 Setbacks:** Front and side setbacks must be consistent with surrounding buildings. – *Compliant*
 - **5.1.5 Adjacent Lots:** Grading between lots to be sensitively considered. – *Not Applicable*
- E. **Utilities and Trash Containment:**
- **5.2.1 Underground Utilities:** *Compliant*
 - **5.2.2 Solid Waste Storage Areas:** *Compliant*
 - **5.2.3 Mechanical and Utility Equipment:** *Compliant*
- F. **Building Standards:**
- **6.1.1 General Design Principles - Connectivity:** *Compliant*
 - **6.1.2 General Design Principles - Housing:** *Not applicable*
 - **6.1.3 General Design Principles – Mixed-Use Infill & Redevelopment:** *Compliant*
 - **6.1.1 General Design Principles - Downtown Should be Urban:** *Compliant*
 - **6.1.5 General Design Principles - Put People First:** *Compliant*
 - **6.2 Required Building Design Standards:**
 - **6.2.1 Architectural Style:** *Compliant*
 - **6.2.2 Compatibility:** *Compliant*
 - **6.2.3 Proportions:** *Compliant*
 - **6.2.4 Wall Materials:** *Compliant*
 - **6.2.5 Façade Treatment:** *Compliant*
 - **6.2.6 Building Entrances:** *Compliant.*
 - **6.4 Specific Building Design Standards for all D-T5 Mixed-Use and Commercial Buildings**
 - **6.4.1 Roof and Eaves:** *Compliant*
 - **6.4.2 Canopies/Awnings:** *Compliant*
 - **6.4.3 Encroachments:** *Compliant*
 - **6.4.4 Ground Level Detailing:** 60% Glazing in Transparency. *Compliant*

- **6.4.5 Materials:** *Compliant*

G. Parking:

- **7.1 Parking Area Access:** Parking must be accessed from a rear alley or a secondary frontage unless approved as a Discretionary Review. (D-T5 & D-T6) – *There is parking access from the primary frontage of Broad Street. Additionally, the proposed driveway exceeds the maximum width of 24 feet (33 feet is the proposed width).*
- **7.2 Bicycle Parking:** *Compliance to be confirmed with Final approval*

H. Streetscape and Site Landscaping:

- **8.1 Required Streetscape:**
 - D-T6: 12 ft zone with 8 ft wide sidewalk and trees in wells: *Compliant*
- **8.2 Parking Area Landscaping:** *Not applicable*

I. Signage: Staff level approval.

ADDITIONAL COMMENTS AND SUGGESTIONS FOR BOARD CONSIDERATION

4.2 Required Shopfront designation: While we are not opposed to this approach along these streets, staff plans to present a map change to the Planning Commission to reconcile the policy for both streets. The Board may consider granting the site level exception in consideration of the project timing. The applicant was advised the city would like to understand the proposed development on either side of Spring and Daniel Morgan before we abandon this designation.

7.1.4.b. Parking Area Access: The proposed access to the garage from Broad Street comes from the primary frontage and would require an exception for approval. As noted below in this review, the Broad Street frontages are complicated and require further discussion to reconcile.

7.1.4.d: Driveway Width: The maximum permitted width is 24 ft to minimize disruptions to the pedestrian environment and reduce speeds in and out of the garage. The proposed width along Spring Street is 33 ft (three travel lanes). Three 11 ft travel lanes seem excessive both as a total number and as a width per lane. Two, 2-lane entries appear sufficient considering that the garage is not proposed to be managed, which could present ingress or egress restrictions. At a minimum, staff recommend a reduction in lane width at the streetscape zone to better match the low-speed environment such as 9 or 10 ft. and support pedestrian movement.

Broad Street: Given that this section of Broad is effectively the west end of a historically utilitarian street, we strongly recommend that a new urban design plan be developed for the entire section. The fact that the Magnolia project on the south side is facing the back side of the hotel and office building should presents an opportunity for to take a more comprehensive look at landscaping along the southern edge of the 189 West Main Street project and consider an arrival sequence that is appropriate for the mix of uses within that block.

Potential considerations include addressing the current lanes which are overly wide (15 feet X 2). The curb line is already being proposed for amendment with on-street parking, so further adjustments to the drainage and curb line could be made to narrow the street section, provide for safe pedestrian crossings, add to the sidewalk width on both sides.

STAFF RECOMMENDATION

A Preliminary Approval by the DRB will require the following exceptions:

- 4.2 Required Shopfront designation: To exclude these frontages from compliance with the required shopfront designations (proposed as exclusively residential frontage conditions).
- 7.1.4.b. Parking Area Access: To permit access to parking from the primary frontage.
- 7.1.4.d: Driveway Width: To permit a driveway width greater than 24 feet (proposed as 33 feet).

Applicant:

Dwell Design Studio.

Public Comments: None.

Discussion:

The board deliberated on the shopfront designation to exclude specific frontages from compliance with required shopfront standards and considered shopfront designation and parking area access to permit access from the primary frontage. While the board saw no issues with these proposals and appreciated the effort behind them, they expressed disappointment that the presentation lacked full-color details and clarity. Additionally, the board suggested that the walk crossing may need to be pursued later and determined that access via Broad Street's third lane is unnecessary.

Two part motion was made: 1) A motion made by Mr. Newman, seconded Ms. Crowther for Preliminary Approval for the Shop Front and Parking Area Access by a vote of 3-1. 2) The Preliminary Approval was Denied for the variance of the driveway width of 20 feet by a vote of 3-1.

DRB-24-020-00021 – The Design Review Board (DRB) has received a request for Preliminary Conceptual Approval for the proposed building, Pearl Street (Homes of Hope), located at 157, 159 W Pearl Street and 571, 579 Vernon Street (Tax Map Sheet: 7-12-01-151.00, 7-12-01-150.00, 7-12-01-164.00 and 7-12-01-148.00) with a zoning designation of DT-4 Zone (Downtown Urban District). Owner: Northside Development Corp. / Agent: Jeffrey B Randolph, Homes of Hope.

GENERAL PROJECT OVERVIEW

The 0.89-acre site is bound by Pearl Street and Vernon Street. The existing site is cleared of the previous structures and has several trees on the site.

The proposed two 4-unit townhome buildings will include parking to the rear and a new detention pond.

AUTHORITY & APPLICABILITY

This project is zoned DT-4. Formal design review and approval by the Design Review Board is required.

DETERMINATION OF COMPLETENESS

Application is complete.

FINDINGS – EXCEPTIONS

- No exceptions expected.

CODE REVIEW

Deficiencies noted, or exceptions or deviations required, are noted in *blue italics*

- A. Use Standards: The proposed use (multi-family) is permitted by right.

B. District Standards:

- 3.3.1 Lot Configuration: *Compliant*
- 3.3.2 Primary Building Standards: *Requires confirmation of compliance*
- 3.3.4 Building Height: *Compliant*
- 3.3.5 Permitted Parking Location: *Compliant*
- 3.3.6 Building Frontage: *Stoop - permitted*

C. Lot/Site Standards:

- 5.1.1 Lot Frontage: All lots must front on a street, square, or common open space. *Compliant*
- 5.1.2 Corner Lots: Buildings located at street intersections must place the main building, or part of the building, at the corner. *Compliant*
- 5.1.3 Pedestrian Entries from Frontage Line: Buildings must have their principal pedestrian entrances on a frontage line. *Compliant*
- 5.1.4 Setbacks: Front and side setbacks must be consistent with those of surrounding buildings. *Compliant*

D. Utilities and Trash Containment:

- 5.2.1 Underground Utilities: *Compliance Presumed – to be confirmed prior for Final Approval*
- 5.2.2 Solid Waste Storage Areas: *Compliance Presumed – to be confirmed prior for Final Approval*
- 5.2.3 Mechanical and Utility Equipment: *Compliant*

E. Building Standards:

- **6.1.1 General Design Principles - Connectivity:** *Compliant*
- **6.1.1 General Design Principles - Downtown Should be Urban:** *Compliant*
- **6.1.5 General Design Principles - Put People First:** *Compliant*
- **6.2 Required Building Design Standards:**
 - **6.2.1 Architectural Style:** *Compliant*
 - **6.2.2 Compatibility:** *Compliant*
 - **6.2.3 Proportions:** *Compliant*
 - **6.2.4 Wall Materials:** *Compliant*
 - **6.2.5 Façade Treatment:** *Compliant*
 - **6.2.6 Building Entrances:** *Compliant*
- **6.3 Specific Building Design Standards for Mixed-Use and Commercial Buildings in D-T5**
 - **6.3.1 Roof and Eaves:** *Compliant* Note: *Initial submission depicted roof slope as 6:12. Applicant adjusted meet the requirement – Roofs must be between 8:12 and 12:12.*
 - **6.3.2 Façade Design:** *Confirmation required that the corner elevation transparency at Vernon Street is at least 15%.*
 - **6.3.3 Building Entrances:** *Compliant . Applicant adjusted entry height.*
 - **6.3.4 Garages:** *Not Applicable*
 - **6.3.5 Materials:** *Compliant*

F. Parking:

- **7.1.4 Parking Area Access:** *Compliant*
- **7.2 Bicycle Parking:** *Compliance Presumed – to be confirmed prior for Final Approval*

G. Streetscape and Site Landscaping:

- 8.1 Required Streetscape: 11 ft streetscape zone with a minimum 5 ft sidewalk and street trees in a 6 ft wide planting strip. *Compliant. Proposed 14 foot section exceeds current standards.*

H. Signage: Not applicable.

ADDITIONAL COMMENTS AND SUGGESTIONS FOR BOARD CONSIDERATION

- **Alley:** Applicant adjusted the Alley width per City recommendation. The Alley only needs to be 12 feet in total width – 10 feet of asphalt with a 1-foot ribbon curb on each side. The adjustment will assist with stormwater management.

- **Tree Preservation and Landscaping:** There are several trees at the corner of Vernon and Pearl that should be considered for preservation. We would encourage an inspection of the trees in that space to consider any type of tree conservation. If tree preservation is not practical, we recommend supplemental landscaping include canopy trees.

STAFF RECOMMENDATION

Conditional Preliminary Approval. The applicant has addressed deficiencies identified during preliminary review. Staff level confirmation of the 15% transparency is required.

Applicant:

Jeffrey B Randolph, Homes of Hope

Public Comments: None.

Discussion:

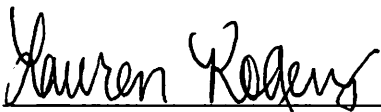
The board appreciated the application, noting that it required no exceptions. Their deliberation covered slopes, alleys, and roof elements, all of which were addressed per staff recommendations and comments. Sidewalks were discussed, with some to be added and others replaced, and lighting was addressed for the porch, rear, and along W Pearl St. The board requested full details of lighting placement for final approval and recommended material choices to calm the exterior design.

A motion was made by Mr. Newman, seconded Mr. Hauser for Preliminary Conceptual Approval was approved by a vote of 4-0.

Staff Announcements:

None.

Adjourned meeting at 7:35 P.M.



Lauren Rogers, Chair