



Legislation Details (With Text)

File #:	DRB DP 14-00008-A1MN21	Version:	1	Name:	The Carter Payne
Type:	Planning Case	Status:	Passed		
File created:	7/14/2021	In control:	Downtown Review Board		
On agenda:	8/4/2021	Final action:	8/4/2021		
Title:	A Minor Amendment to the Carter Payne Development Plan together with a Parking Warrant to allow three off-street parking stalls where 24 stalls are required.				
	Presenter: Ryan Tefertiller, Planning Manager, Planning and Community Development Department				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	1. Carter Payne DRB Staff Report, 2. FIGURE 1 Carter Payne Amendment Revised Plan, 3. FIGURE 2 TheCarterPayne_Project Statement, 4. FIGURE 3 Context Map, 5. FIGURE 4 Stakeholder Letter, 6. FIGURE 5 Green Man Tap Room 2014 Approval, 7. FIGURE 6 Carter Payne 2017 Deck Amendment, 8. FIGURE 7 Outdoor Dining Site Plan APPROVED 062220				

Date	Ver.	Action By	Action	Result
8/4/2021	1	Downtown Review Board	approved	Pass

A Minor Amendment to the Carter Payne Development Plan together with a Parking Warrant to allow three off-street parking stalls where 24 stalls are required.

Presenter:

Ryan Tefertiller, Planning Manager, Planning and Community Development Department

Proposed Motion:

Approve the Carter Payne Amendment with a Parking Warrant based upon the findings that the application complies with the criteria for a Warrant found in Section 5.4 of the Form-Based Code, subject to compliance with the following technical plan modifications:

Technical and Informational Modifications to the Form-Based Zone Development Plan Amendment:

1. Address minor plan items including: add the file number to page 2 of the plan; correct the second tax schedule number; and remove the words "A2 bar" from the parking table's lower level classification.
2. Add a note to the plan stating, "Street trees within the fenced area will be maintained by the abutting property owner."
3. Adjust labels and leaders to clarify that the new public sidewalk is 6 feet wide and that the amenity zone between the sidewalk and the curb is also 6 feet wide.
4. Clarify the ground plane treatment of the amenity zone to ensure consistency with the Form-Based Code.
5. Confirm that City Stormwater Staff has accepted or waived a drainage memo for the property.