



## Legislation Text

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**File #:** DRB DP 14-00008-A1MN21, **Version:** 1

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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.