

PLANNING AND ZONING COMMITTEE MINUTES July 5, 2016

In Attendance

Councilman Yusuf Hakeem, Committee Chair, called the meeting to order at 3:57 p.m. in the Council Assembly Room. A quorum was present, including Council Chairman Moses Freeman, Vice Chair Jerry Mitchell and Councilpersons Chris Anderson, Carol Berz, Russell Gilbert, Larry Grohn, Chip Henderson and Ken Smith. Shannon Harmon, Assistant City Attorney, was also present.

Others in Attendance

Regional Planning: John Bridger, Executive Director, and Karen Hundt, Director of the Design Group; Council Office: Nicole Gwyn, CMC, Clerk

Approval of Minutes

On motion of Councilman Gilbert and seconded by Vice Chair Mitchell, the minutes of the last meeting were approved as published.

THIS WEEK'S AGENDA: June 7, 2016

Ordinances (Final Reading) – Agenda Item 5C

Councilman Grohn informed the Council that he will put forth amendments at tonight's Council meeting. Upon no questions, the issue was closed.

NEXT WEEK'S AGENDA: June 14, 2016

Ordinances (First Reading) - Agenda Item 6A

Mr. Bridger invited Ms. Hundt to give a presentation regarding the properties that were applying to be either removed from Form-Based Code (FBC) or have their code changed. Chairman Freeman confirmed with Mr. Bridger that public hearings on these cases would take place next week. Ms. Hundt made note of the following locations:

- 4 lots on North Market St. (711, 713, 715 and one unnumbered lot) – Staff recommended residential attached with a height of three (3) stories. Property owner requested CX (commercial mixed use). Planning Commission agreed with Staff's recommendation.
- 1511 Jefferson Street - The owner, Mr. Zavala, withdrew his request.

- 200 Market St. – Planning Commission and Staff recommended SH-6 on the Market St. side and RA-4 on the Cherry St. side. The Applicant wanted SH-6 for the entire parcel. Planning Commission and Staff agreed with the split level zoning. Councilman Anderson confirmed that the split level zoning is what he had requested .
- 600 River St. – Owner Ken Defoor was requesting to remove this property from FBC. Planning Commission agreed with the Applicant’s request; however, Staff did not.
- 1440 Adams St. – Planning Commission and Staff agreed with the residential attached with a maximum of 3-stories. Councilman Anderson inquired if the property at 1440 Adams Street fronted Main Street. Ms. Hundt stated that it technically fronts Adams St.
- 425 & 427 Bell Ave. – These were not originally part of the FBC boundary. The property owner was requesting to be added to FBC. Planning Commission agreed with the Applicant’s request.
- 610 & 611 Manning St. – These properties have two (2) different owners. , but both owners were requesting to be removed from the FBC and the Planning Commission recommended the same.

Councilman Smith confirmed that the Council will be voting on the Planning Commission’s recommendations listed in the table she presented. Councilman Hakeem confirmed that all property owners are aware of what the Planning Commission recommended at their meeting last month on these properties. [The presentation documents are attached.]

Ordinances (First Reading) - Agenda Item 6B

Mr. Bridger briefed the Council on this agenda item and the eight (8) conditions. He noted that the Transportation Department had requested a traffic impact study for this item. Councilman Henderson said that the developer will request a deferral so that it could go to the neighborhood association. Upon no questions, the issue was closed.

Ordinances (First Reading) - Agenda Item 6C

Mr. Bridger briefed the Council on this agenda item and noted that a special permit from the Board of Zoning Appeals will be needed. He then responded to questions from Councilman Smith about Old Hixson Pike, the access point and the buffer between. Upon no further questions, the issue was closed.

Ordinances (First Reading) - Agenda Item 6D

Mr. Bridger briefed the Council on this agenda item and informed the Council of the condition to reduce the landscape buffer for increased parking.

Ordinances (First Reading) - Agenda Item 6E

Mr. Bridger briefed the Council on this agenda item and discussed the 11 conditions for Council consideration. He indicated that the Planning Commission recommended the 11 conditions with modifications. Councilman Grohn discussed the long process and community input that has gone into this rezoning request. Mr. Bridger responded to several questions from Councilman Hakeem about Preston Circle, right turns and signage. Upon no further questions, the issue was closed.

Ordinances (First Reading) - Agenda Item 6F

Mr. Bridger briefed the Council on this agenda item and confirmed for Councilman Anderson that there was one property owner at Planning Commission who was interested in selling their property. Councilman Anderson stated that he has not heard any negative feedback from the community about this rezoning request. Upon no further questions, the issue was closed.

Ordinances (First Reading) - Agenda Item 6G, 6H, 6I & 6J

Mr. Bridger briefed the Council on these agenda items. Upon no questions, the issues were closed.

Adjournment

On motion of Councilman Hakeem, the meeting was adjourned at 5:20 p.m.

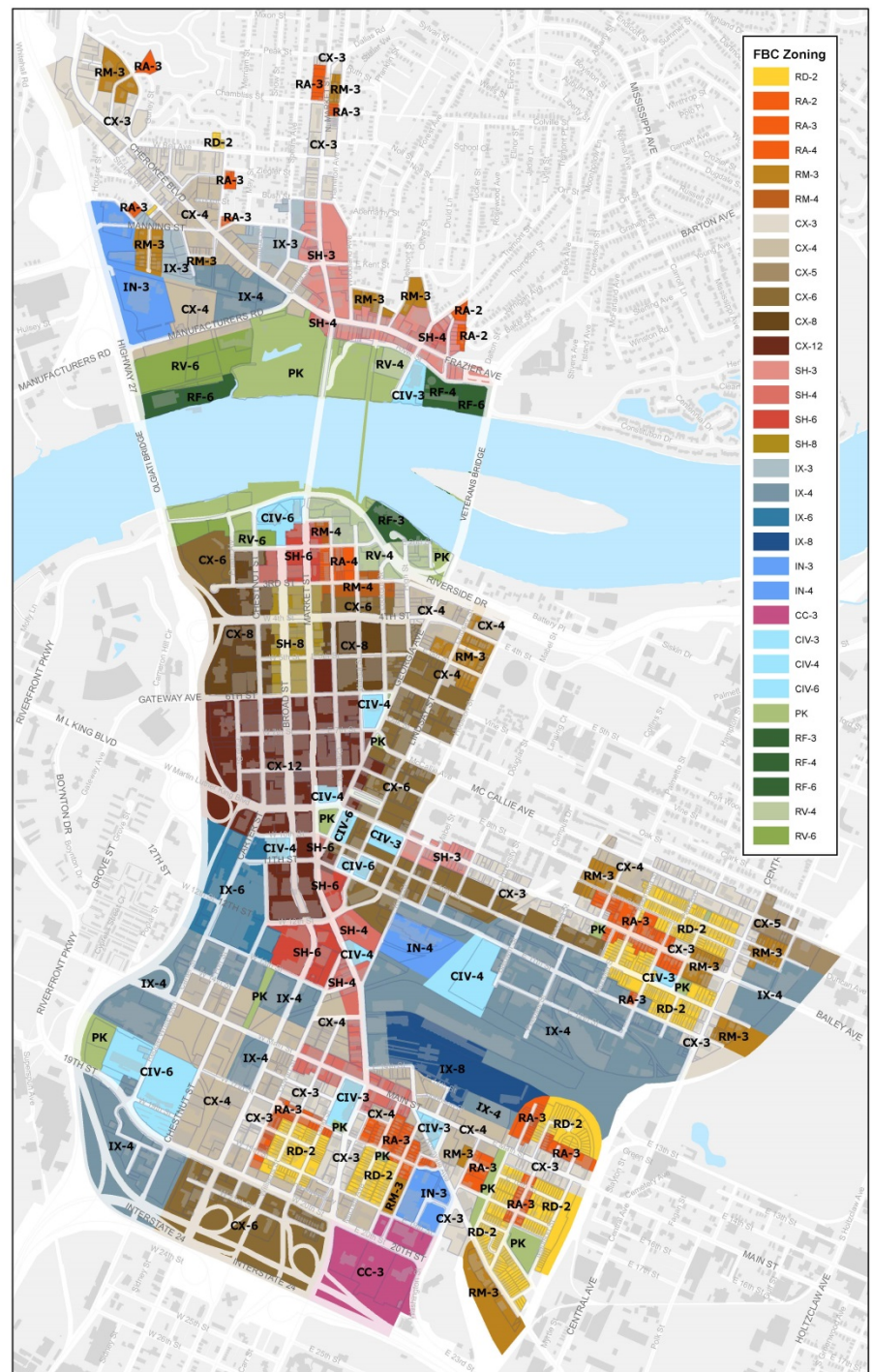
ATTACHMENT:
Form-Based Code presentation
from July 5, 2016

Form-Based Code

Chattanooga City Council
July 5, 2016

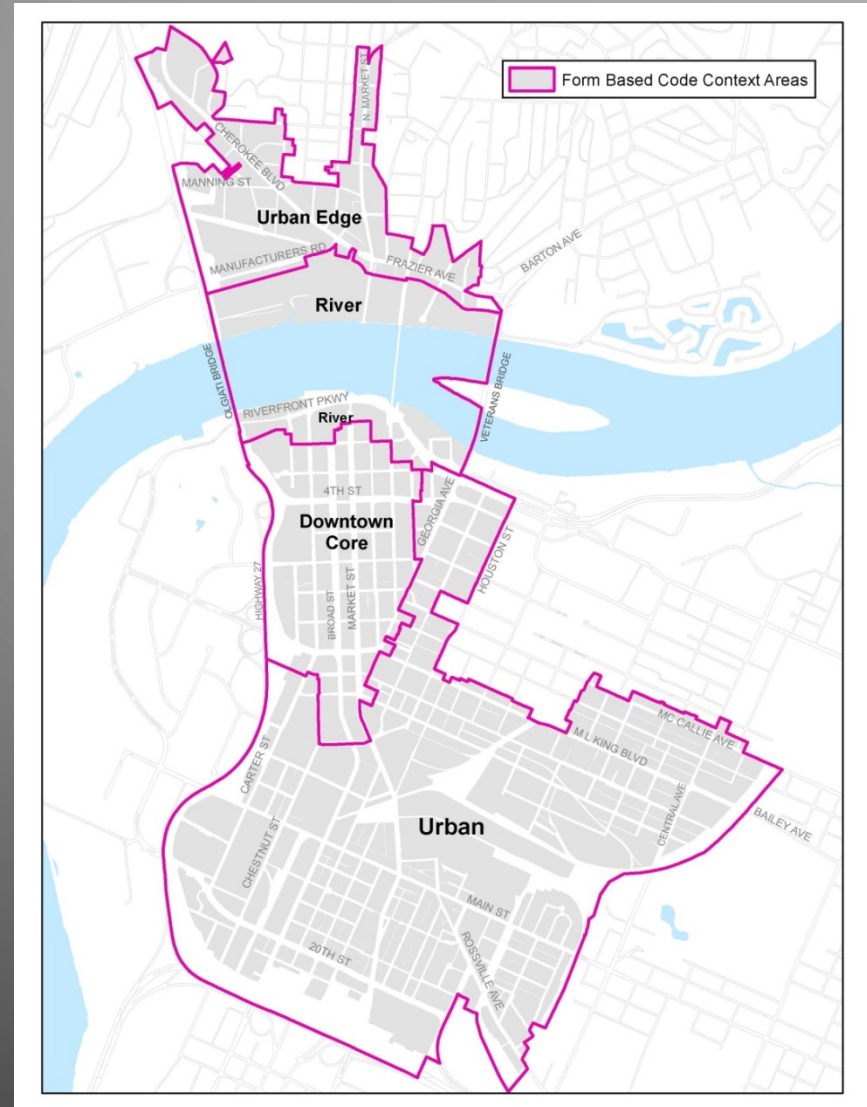


FBC Area



Context Areas

1. Downtown Core (D)
2. Urban (U)
3. Urban Edge (E)
4. River (R)



Requested Map Changes

Summary of Requested Map Changes – Completed

	APPLICANT'S NAME	PROPERTY ADDRESS	PARCEL NUMBER	ORIGINALLY PROPOSED FBC ZONE	REQUESTED ZONE	STAFF RECOMMENDATION	PLANNING COMMISSION RECOMMENDATION	CITY COUNCIL DISTRICT	CITY COUNCIL ACTION (6.14.16)
A	Joe DeGaetano	50 Frazier Avenue	135E D 010	E-SH-3	E-SH-4	E-SH-3	E-SH-4	2	E-SH-4, but limited to 42 feet maximum height
B	Bill Matthews	102 Tampa Street	135E K 021	E-SH-3 and E-RA-2 (Split Zone)	C-7 (or E-SH-4)	E-SH-3 (Remove Split Zone)	E-SH-4	2	E-SH-4
C	Ben Bowers	108 Baker Street	135E K 007	E-SH-3 and E-RA-2 (Split Zone)	E-RA-2	E-SH-3 and E-RA-2 (Split Zone)	E-RA-2 (Remove Split Zone)	2	E-RD-2
D	Jay Heavilon	110 East Main Street (No street number) Rossville Avenue	145LD E 003 145LD E 005	U-SH-4 U-CX-4	U-SH-4 U-SH-4	U-SH-4 U-SH-4	U-SH-4 U-SH-4	7	U-SH-4 U-SH-4
E	Tom Farnam and Judith Mogul	110 River Street	135E D 013	R-PK	R-RV-4	R-RV-4	R-RV-4	2	R-RV-4
F	William Wise, represented by Ron Feldman	120 Market Street	135L B 008	D-SH-6 and D-RM-4 (Split Zone)	D-SH-6 (for entire parcel)	D-SH-6 (Remove Split Zone)	D-SH-6 (conditioned to 4 stories)	7	D-SH-6 and D-RM-4 (Retain Split Zone)
G	Thomas Hickey	210 West 19 th Street 1908 Cowart Street 1911 Williams Street (No street #) Williams St	145K N 014 145K N 013 145K N 009 145K N 008	U-RA-3 U-RA-3 U-RD-2 U-RD-2	U-CX-4 U-CX-4 U-CX-4 U-CX-4	U-RA-3 U-CX-3 U-CX-3 U-CX-3	U-CX-3 U-CX-3 U-CX-3 U-CX-3	7	U-CX-3 U-CX-3 U-CX-3 U-CX-3
H	Edward R. (Ned) Weigel	305 West Manning Street	135C S 018	E-RA-3	E-CX-4	E-CX-3	E-CX-3	1	E-CX-3
I	Validum LLC, represented by Welden Bolin	407 East 5 th Street	135M H 030	U-RM-3	U-CX-4	U-CX-4	U-CX-4	7	U-CX-4
J	Beth Soloff	427 East 5 th Street	135M H 028	U-RM-3	U-CX-3	U-CX-4	U-CX-3	7	U-CX-3
L	Sandi Dahl	818 M L King Boulevard	146H N 009	U-RA-3	U-RD-2	U-RA-3	U-RD-2	8	U-RD-2
M	Dick Lafollette	821 East 11 th Street 814-817 East 10 th Street	146H P 037 146H P 008	U-IX-4 U-RD-2	U-IX-4 U-IX-4	U-IX-4 U-RD-2	U-IX-4 U-RD-2	8	U-IX-4 U-RD-2
N	Jean Smith, representing MLK Neighborhood Association	913 East M L King Boulevard	146H M 017	U-CX-3	U-RA-3	U-RA-3	U-RA-3	8	U-RA-3
O	Andrew Hausler (Gateway Professional Building Inc.)	1001 Carter Street	145C E 002	U-IX-6	D-CX-12	D-CX-12 (Requires Context boundary change)	D-CX-12	7	D-CX-12
P	Paul Rhudy (Commercial Properties Group)	1400 Madison Street	145L H 002	U-RA-3	U-CX-3	U-CX-3	U-CX-3	8	U-CX-3
Q	John and Peggy Petrey	1427 Jefferson Street 1423 Jefferson Street 1428 Adams Street	145L G 008 145L G 007 145L G 008.01	U-CX-3 U-RD-2 U-RA-3	U-CX-3 U-CX-3 U-RA-3	U-CX-3 U-CX-3 U-CX-3	U-CX-3 U-CX-3 U-CX-3	8	U-CX-3 U-CX-3 U-CX-3
S	Validus LLC, represented by Welden Bolin	1919 Rossville Avenue	145M N 001	U-RM-3	U-IX-3	U-IX-3	U-IX-3	7	U-IX-3

Summary of Requested Map Changes – Deferred

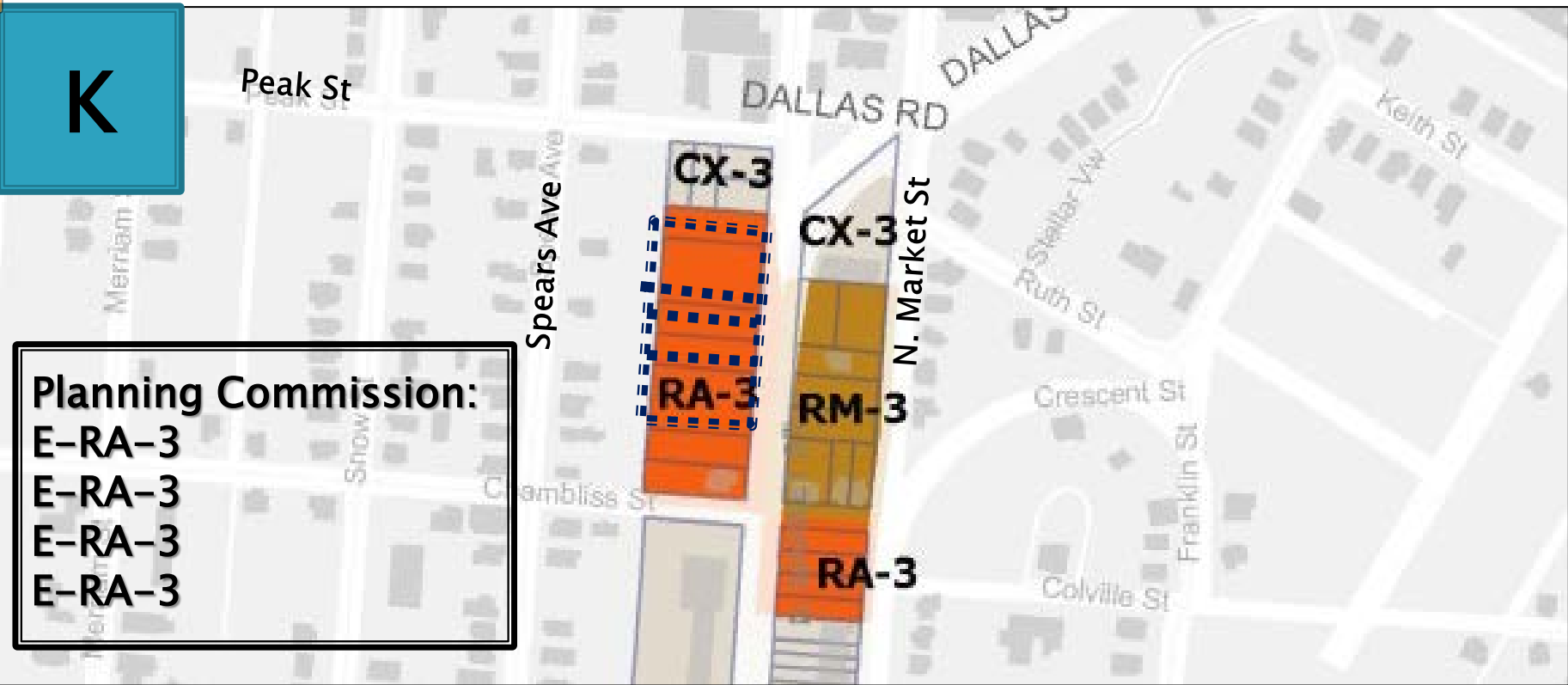
	APPLICANT'S NAME	PROPERTY ADDRESS	PARCEL NUMBER	ORIGINALLY PROPOSED FBC ZONE	REQUESTED ZONE	STAFF RECOMMENDATION	PLANNING COMMISSION RECOMMENDATION	CITY COUNCIL DISTRICT	CITY COUNCIL ACTION
	DEFERRED CASES: The following requests were deferred 30 days and then heard at the June 13 Planning Commission meeting.								City Council will take action on the following on Tuesday, July 12, 2016.
K	Jeanne Trew hitt	711 North Market Street 713 North Market Street 715 North Market Street (No street #) N. Market St	135D A 032 135D A 031 135D A 030 135D A 029	E-RA-3 E-RA-3 E-RA-3 E-RA-3	E-CX-3 E-CX-3 E-CX-3 E-CX-3	E-RA-3 E-RA-3 E-RA-3 E-RA-3	E-RA-3 E-RA-3 E-RA-3 E-RA-3	1	
R	Tom Zavala	1511 Jefferson Street	145L J 022	U-RA-3	Withdrawn	U-RA-3	U-RA-3	7	Withdrawn
T	Narendra K Madan	200 Market Street	135M A 006	D-SH-6 and D-RA-4 (Split Zone)	D-SH-6 (for entire parcel)	D-SH-6 and D-RA-4 (Retain Split Zone)	D-SH-6 and D-RA-4 (Retain Split Zone)	7	
U	Ken DeFor	600 River Street	135E N 022	R-RF-6	Remove from FBC boundary	R-RF-6	Remove from FBC boundary	2	
V	Dell Peoples, Great Spaces Group LLC	1440 Adams Street	145L G 014	U-RA-3	U-CX-3	U-CX-3	U-CX-3	8	
W	Randall Addison	425 West Bell Avenue 427 West Bell Avenue	135C J 029.01 135C J 029	Not included in FBC boundary Not included in FBC boundary	Add to FBC boundary, as E-RD-3 Add to FBC boundary, as E-RD-3	E-RD-2 E-RD-2	E-RD-3 E-RD-3	1	
X	Bruce Williams (per C. Henderson)	610 West Manning St	135C M 018	E-IN-3	Remove from FBC boundary	E-IN-3	Remove from FBC boundary	1	
Y	Danny Daniel (per C. Henderson)	611 West Manning St	135C M 002	E-IN 3	Remove from FBC boundary	E-IN-3	Remove from FBC boundary	1	

Z	Validus LLC	418 Georgia Ave 422 Georgia Ave 424 Georgia Ave	135M H 033 135M H 032 135M H 031	U-CX-4 U-CX-4 U-CX-4	U-CX-4 U-CX-4 U-CX-4	U-CX-4 U-CX-4 U-CX-4	U-CX-4 U-CX-4 U-CX-4	7	
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Planning Commission: June 14, 2016

City Council: July 12, 2016

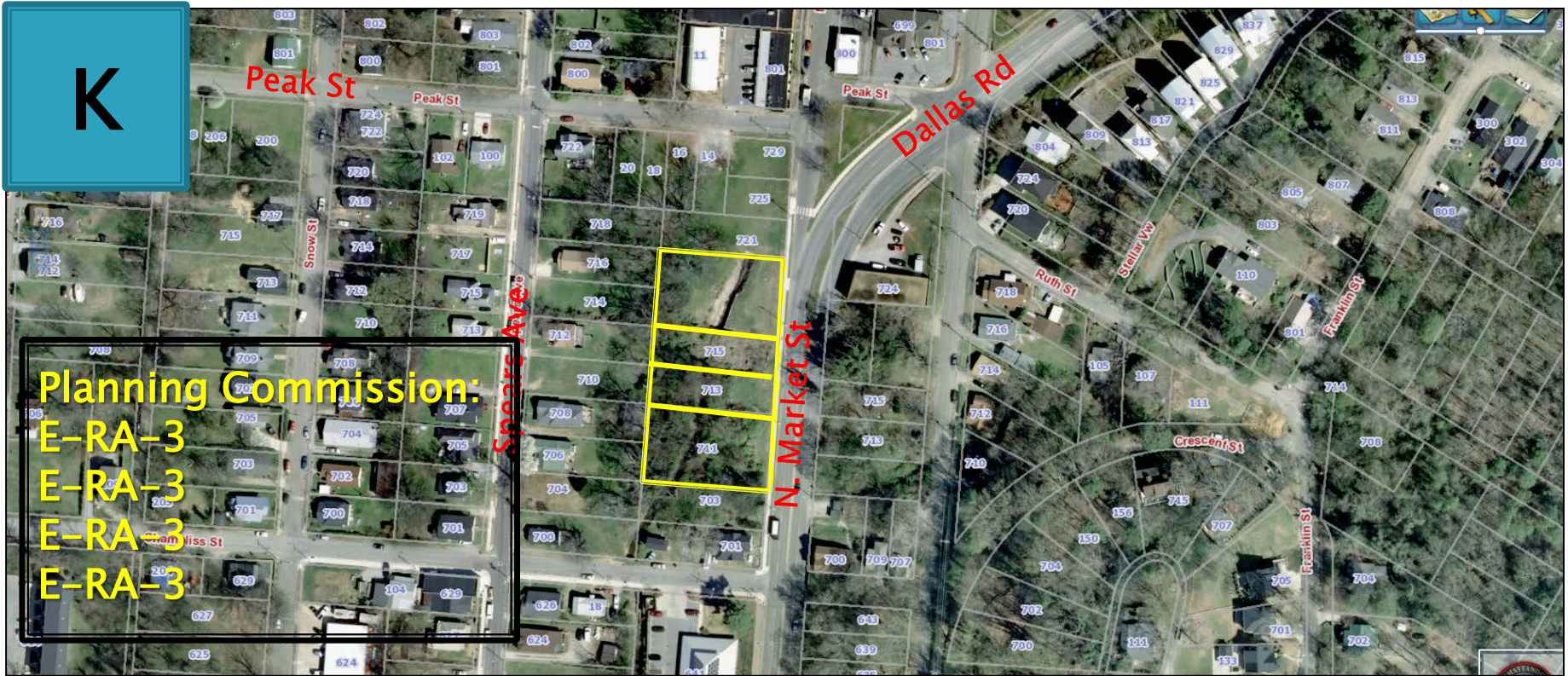
K



Planning Commission:
 E-RA-3
 E-RA-3
 E-RA-3
 E-RA-3

Property Address	Parcel Number	Originally Proposed FBC Zone	Requested Zone by Applicant	Staff Recommendation
711 N. Market St	135D A 032	E-RA-3	E-CX-3	E-RA-3
713 N. Market St	135D A 031	E-RA-3	E-CX-3	E-RA-3
715 N. Market St	135D A 030	E-RA-3	E-CX-3	E-RA-3
N. Market St (no #)	135D A 029	E-RA-3	E-CX-3	E-RA-3

K



Property Address	Parcel Number	Originally Proposed FBC Zone	Requested Zone by Applicant	Staff Recommendation
711 N. Market St	135D A 032	E-RA-3	E-CX-3	E-RA-3
713 N. Market St	135D A 031	E-RA-3	E-CX-3	E-RA-3
715 N. Market St	135D A 030	E-RA-3	E-CX-3	E-RA-3
N. Market St (no #)	135D A 029	E-RA-3	E-CX-3	E-RA-3

K

Planning Commission:
E-RA-3
E-RA-3
E-RA-3
E-RA-3



Property Address	Parcel Number	Originally Proposed FBC Zone	Requested Zone by Applicant	Staff Recommendation
711 N. Market St	135D A 032	E-RA-3	E-CX-3	E-RA-3
713 N. Market St	135D A 031	E-RA-3	E-CX-3	E-RA-3
715 N. Market St	135D A 030	E-RA-3	E-CX-3	E-RA-3
N. Market St (no #)	135D A 029	E-RA-3	E-CX-3	E-RA-3

K

Planning Commission:
E-RA-3
E-RA-3
E-RA-3
E-RA-3



Property Address	Parcel Number	Originally Proposed FBC Zone	Requested Zone by Applicant	Staff Recommendation
711 N. Market St	135D A 032	E-RA-3	E-CX-3	E-RA-3
713 N. Market St	135D A 031	E-RA-3	E-CX-3	E-RA-3
715 N. Market St	135D A 030	E-RA-3	E-CX-3	E-RA-3
N. Market St (no #)	135D A 029	E-RA-3	E-CX-3	E-RA-3

K



Property Address	Parcel Number	Originally Proposed FBC Zone	Requested Zone by Applicant	Staff Recommendation
711 N. Market St	135D A 032	E-RA-3	E-CX-3	E-RA-3
713 N. Market St	135D A 031	E-RA-3	E-CX-3	E-RA-3
715 N. Market St	135D A 030	E-RA-3	E-CX-3	E-RA-3
N. Market St (no #)	135D A 029	E-RA-3	E-CX-3	E-RA-3

K



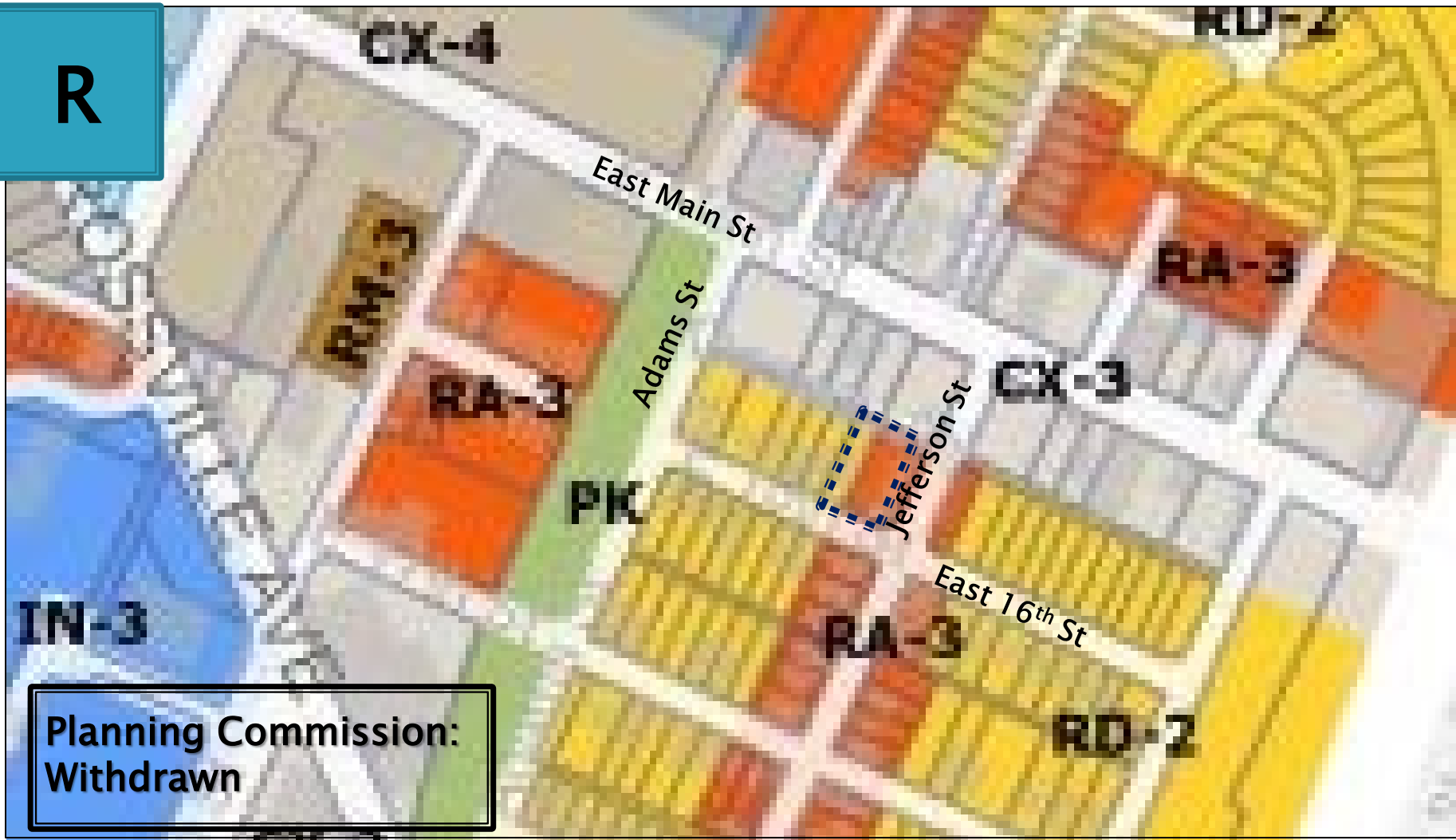
Property Address	Parcel Number	Originally Proposed FBC Zone	Requested Zone by Applicant	Staff Recommendation
711 N. Market St	135D A 032	E-RA-3	E-CX-3	E-RA-3
713 N. Market St	135D A 031	E-RA-3	E-CX-3	E-RA-3
715 N. Market St	135D A 030	E-RA-3	E-CX-3	E-RA-3
N. Market St (no #)	135D A 029	E-RA-3	E-CX-3	E-RA-3

K



Property Address	Parcel Number	Originally Proposed FBC Zone	Requested Zone by Applicant	Staff Recommendation
711 N. Market St	135D A 032	E-RA-3	E-CX-3	E-RA-3
713 N. Market St	135D A 031	E-RA-3	E-CX-3	E-RA-3
715 N. Market St	135D A 030	E-RA-3	E-CX-3	E-RA-3
N. Market St (no #)	135D A 029	E-RA-3	E-CX-3	E-RA-3

R



Property Address	Parcel Number	Originally Proposed FBC Zone	Requested Zone by Applicant	Staff Recommendation
1511 Jefferson St	145LJ 022	U-RA-3	U-RM-3	U-RA-3

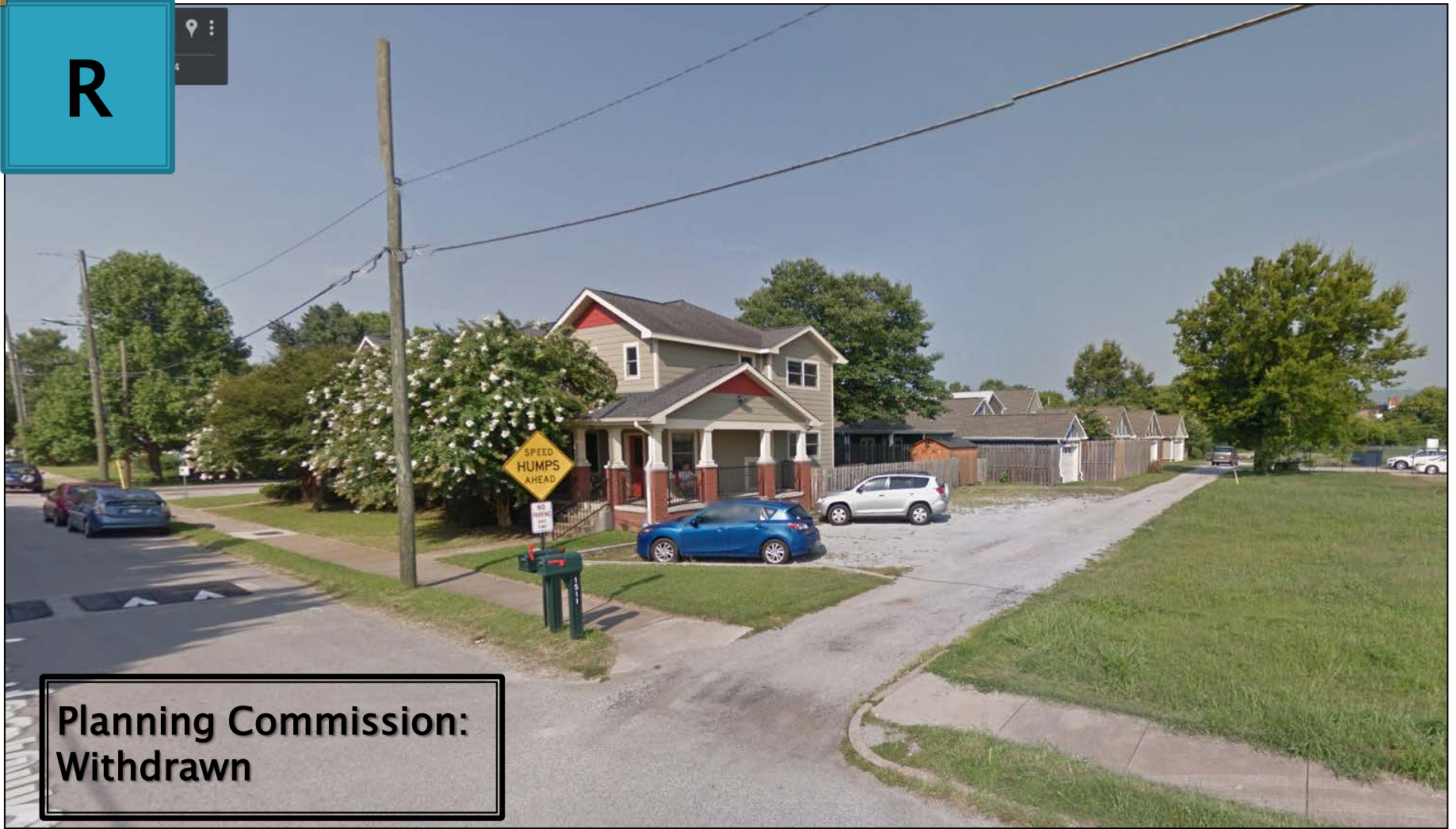
R

Planning Commission:
Withdrawn



Property Address	Parcel Number	Originally Proposed FBC Zone	Requested Zone by Applicant	Staff Recommendation
1511 Jefferson St	145LJ 022	U-RA-3	U-RM-3	U-RA-3

R



Planning Commission:
Withdrawn

Property Address	Parcel Number	Originally Proposed FBC Zone	Requested Zone by Applicant	Staff Recommendation
1511 Jefferson St	145LJ 022	U-RA-3	U-RM-3	U-RA-3

R



**Planning Commission:
Withdrawn**

Property Address	Parcel Number	Originally Proposed FBC Zone	Requested Zone by Applicant	Staff Recommendation
1511 Jefferson St	145L J 022	U-RA-3	U-RM-3	U-RA-3

R

**Planning Commission:
Withdrawn**



Property Address	Parcel Number	Originally Proposed FBC Zone	Requested Zone by Applicant	Staff Recommendation
1511 Jefferson St	145LJ 022	U-RA-3	U-RM-3	U-RA-3

R

**Planning Commission:
Withdrawn**



Property Address	Parcel Number	Originally Proposed FBC Zone	Requested Zone by Applicant	Staff Recommendation
1511 Jefferson St	145LJ 022	U-RA-3	U-RM-3	U-RA-3

T

RIVERFRONT PKWY

E 1st St

RIVERSIDE DR

Power Aly

W Aquarium Way

E Aquarium Way

**Planning Commission:
D-SH-6 and D-RA-4
(Retain Split Zone)**

BROAD ST

SH-6

RM-4

RA-4

3RD ST

RM-4

Property Address	Parcel Number	Originally Proposed FBC Zone	Requested Zone by Applicant	Staff Recommendation
200 Market St	135M A 006	D-SH-6 and D-RA-4 (Split Zone)	D-SH-6 (for entire parcel)	D-SH-6 and D-RA-4 (Retain Split Zone)

T



Planning Commission:
D-SH-6 and D-RA-4
(Retain Split Zone)

Property Address	Parcel Number	Originally Proposed FBC Zone	Requested Zone by Applicant	Staff Recommendation
200 Market St	135M A 006	D-SH-6 and D-RA-4 (Split Zone)	D-SH-6 (for entire parcel)	D-SH-6 and D-RA-4 (Retain Split Zone)

T



**Planning Commission:
D-SH-6 and D-RA-4
(Retain Split Zone)**

Property Address	Parcel Number	Originally Proposed FBC Zone	Requested Zone by Applicant	Staff Recommendation
200 Market St	135M A 006	D-SH-6 and D-RA-4 (Split Zone)	D-SH-6 (for entire parcel)	D-SH-6 and D-RA-4 (Retain Split Zone)

T

**Planning Commission:
D-SH-6 and D-RA-4
(Retain Split Zone)**



Property Address	Parcel Number	Originally Proposed FBC Zone	Requested Zone by Applicant	Staff Recommendation
200 Market St	135M A 006	D-SH-6 and D-RA-4 (Split Zone)	D-SH-6 (for entire parcel)	D-SH-6 and D-RA-4 (Retain Split Zone)

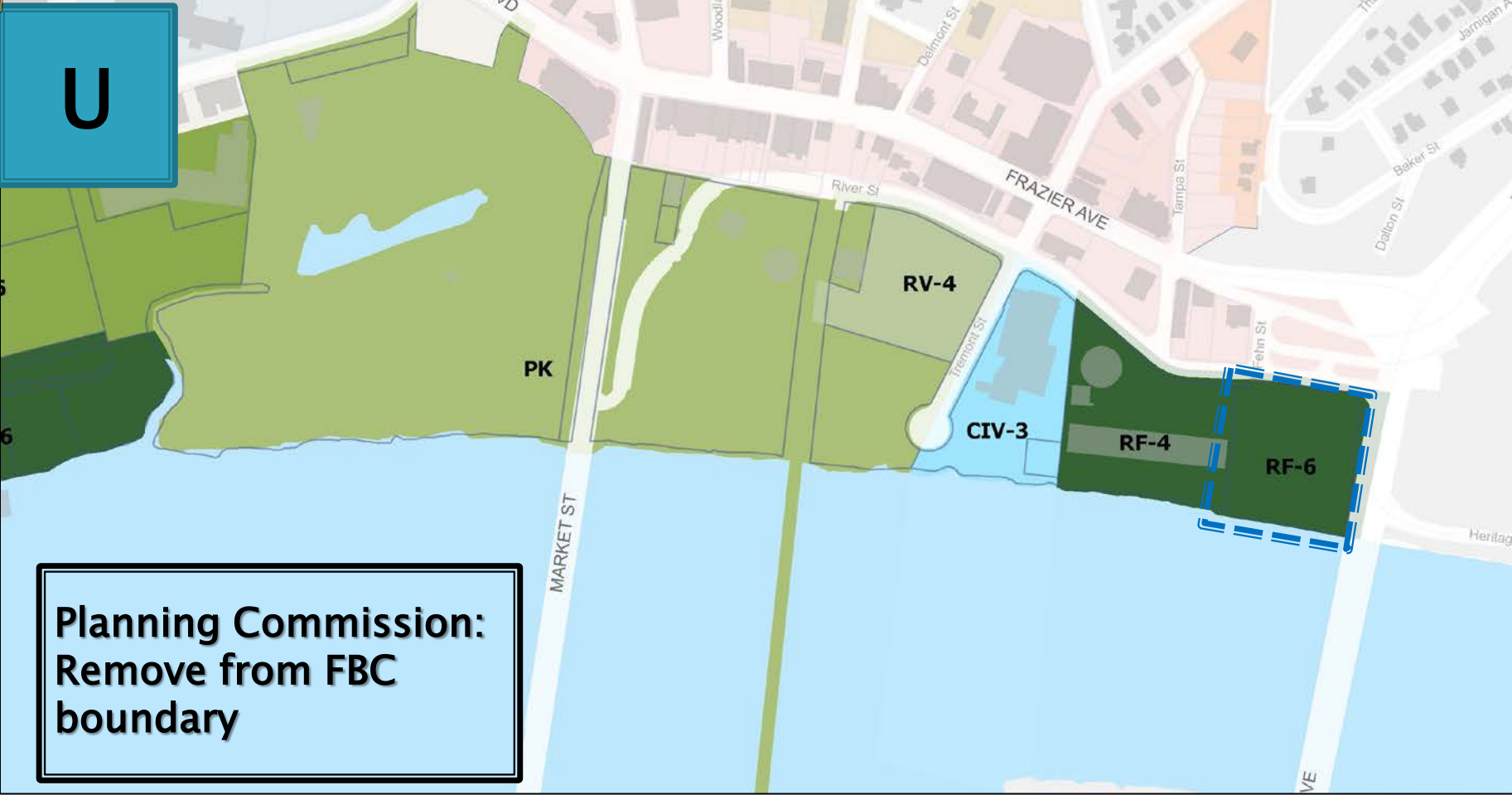
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Property Address	Parcel Number	Originally Proposed FBC Zone	Requested Zone by Applicant	Staff Recommendation
200 Market St	135M A 006	D-SH-6 and D-RA-4 (Split Zone)	D-SH-6 (for entire parcel)	D-SH-6 and D-RA-4 (Retain Split Zone)



U



**Planning Commission:
Remove from FBC
boundary**

Property Address	Parcel Number	Originally Proposed FBC Zone	Requested Zone by Applicant	Staff Recommendation
600 River St	135E N 022	R-RF-6	Remove from FBC boundary	R-RF-6

U



Planning Commission:
Remove from FBC
boundary

Property Address	Parcel Number	Originally Proposed FBC Zone	Requested Zone by Applicant	Staff Recommendation
600 River St	135E N 022	R-RF-6	Remove from FBC boundary	R-RF-6

U



**Planning Commission:
Remove from FBC
boundary**

Property Address	Parcel Number	Originally Proposed FBC Zone	Requested Zone by Applicant	Staff Recommendation
600 River St	135E N 022	R-RF-6	Remove from FBC boundary	R-RF-6

U



Planning Commission:
Remove from FBC
boundary

Property Address	Parcel Number	Originally Proposed FBC Zone	Requested Zone by Applicant	Staff Recommendation
600 River St	135E N 022	R-RF-6	Remove from FBC boundary	R-RF-6

U

**Planning Commission:
Remove from FBC
boundary**



Property Address	Parcel Number	Originally Proposed FBC Zone	Requested Zone by Applicant	Staff Recommendation
600 River St	135E N 022	R-RF-6	Remove from FBC boundary	R-RF-6

V

IX-4

RA-3

RD-2

CX-4

Planning Commission:
U-CX-3



RA-3

CX-3

RA-3

Property Address	Parcel Number	Originally Proposed FBC Zone	Requested Zone by Applicant	Staff Recommendation
1440 Adams St	145L G 014	U-RA-3	U-CX-3	U-CX-3

V



Planning Commission:
U-CX-3

Property Address	Parcel Number	Originally Proposed FBC Zone	Requested Zone by Applicant	Staff Recommendation
1440 Adams St	145L G 014	U-RA-3	U-CX-3	U-CX-3

V



Planning Commission:
U-CX-3

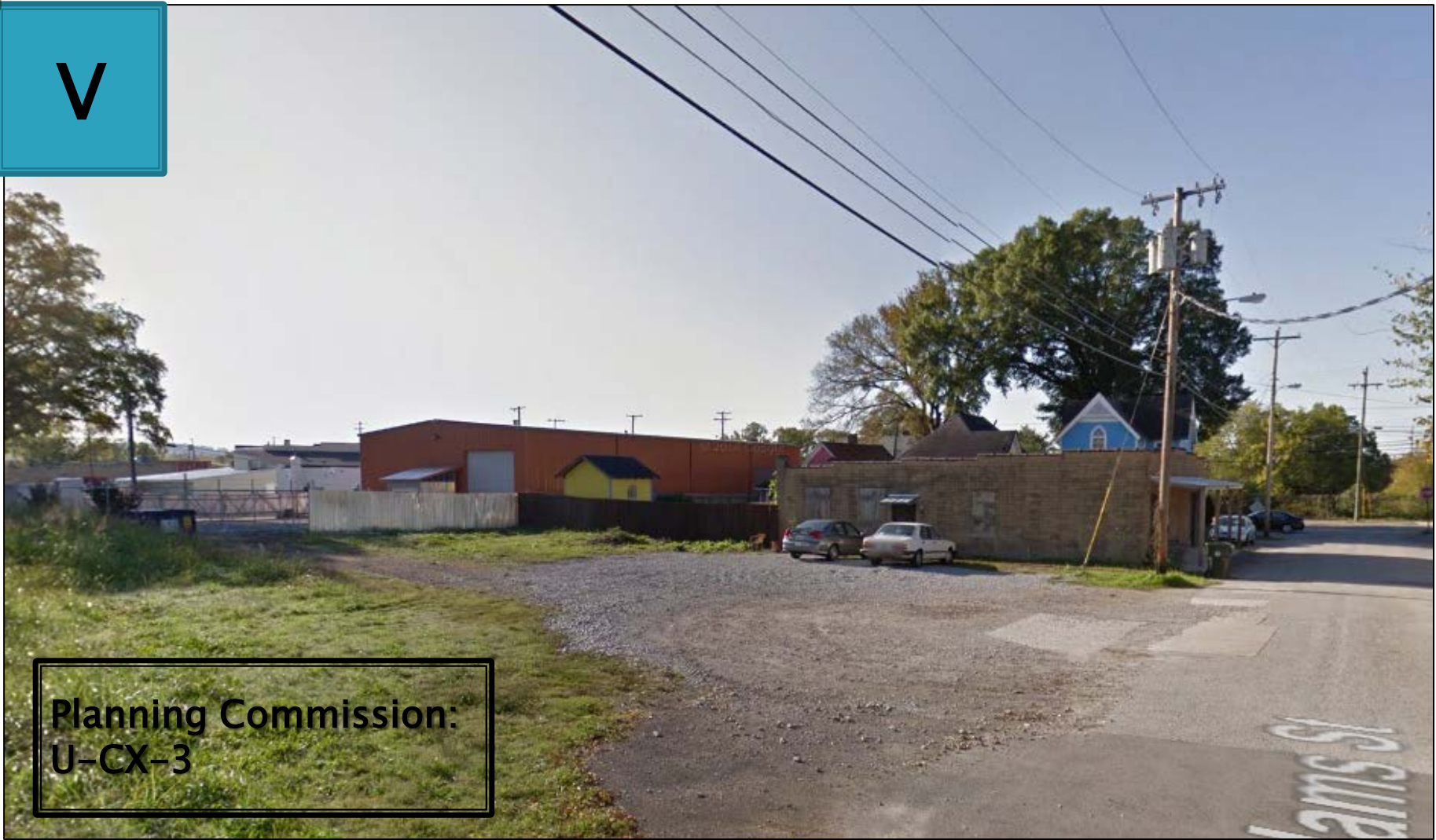
Property Address	Parcel Number	Originally Proposed FBC Zone	Requested Zone by Applicant	Staff Recommendation
1440 Adams St	145L G 014	U-RA-3	U-CX-3	U-CX-3



**Planning Commission:
U-CX-3**

Property Address	Parcel Number	Originally Proposed FBC Zone	Requested Zone by Applicant	Staff Recommendation
1440 Adams St	145L G 014	U-RA-3	U-CX-3	U-CX-3

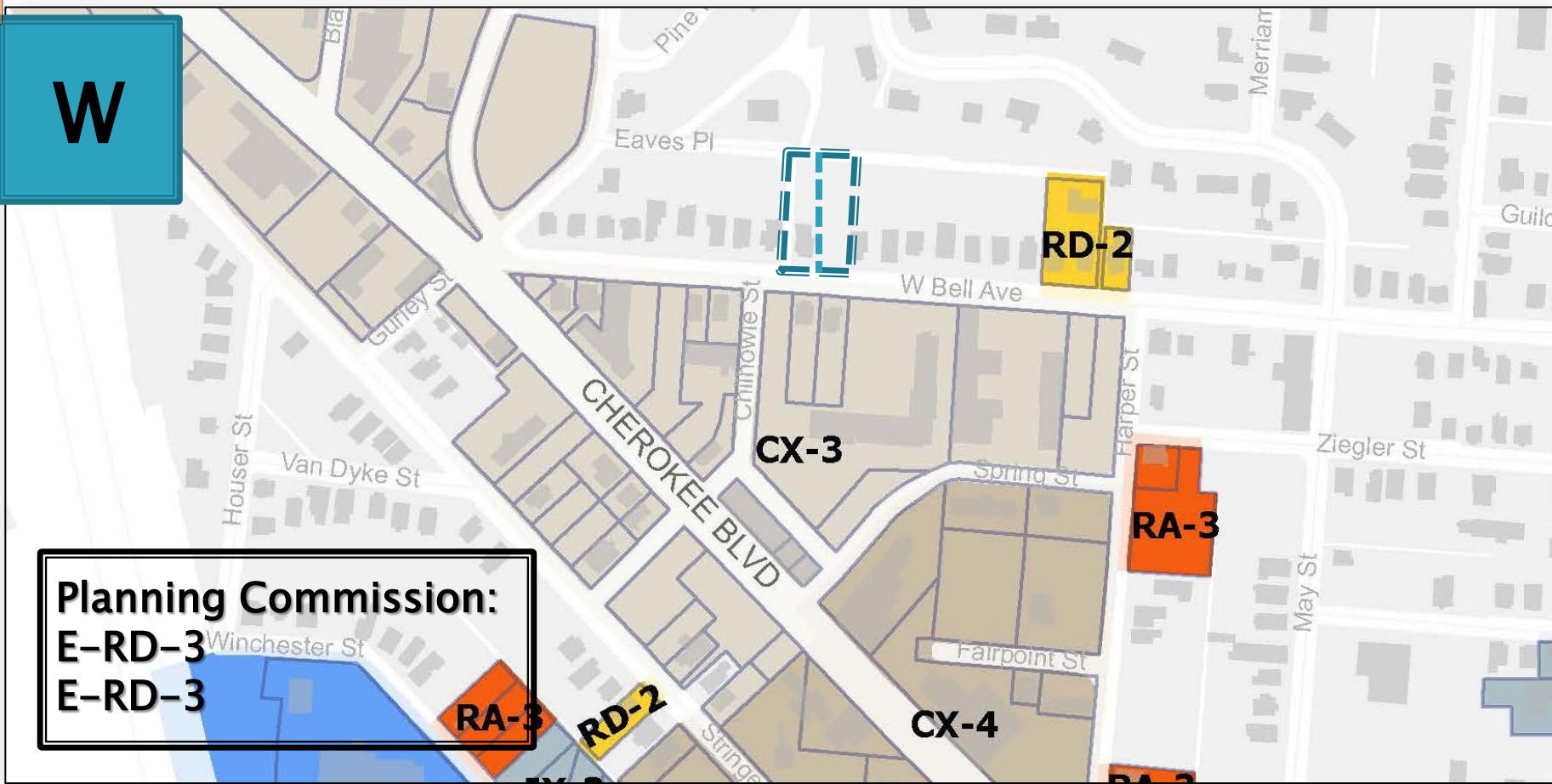
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Planning Commission:
U-CX-3

Property Address	Parcel Number	Originally Proposed FBC Zone	Requested Zone by Applicant	Staff Recommendation
1440 Adams St	145L G 014	U-RA-3	U-CX-3	U-CX-3

W

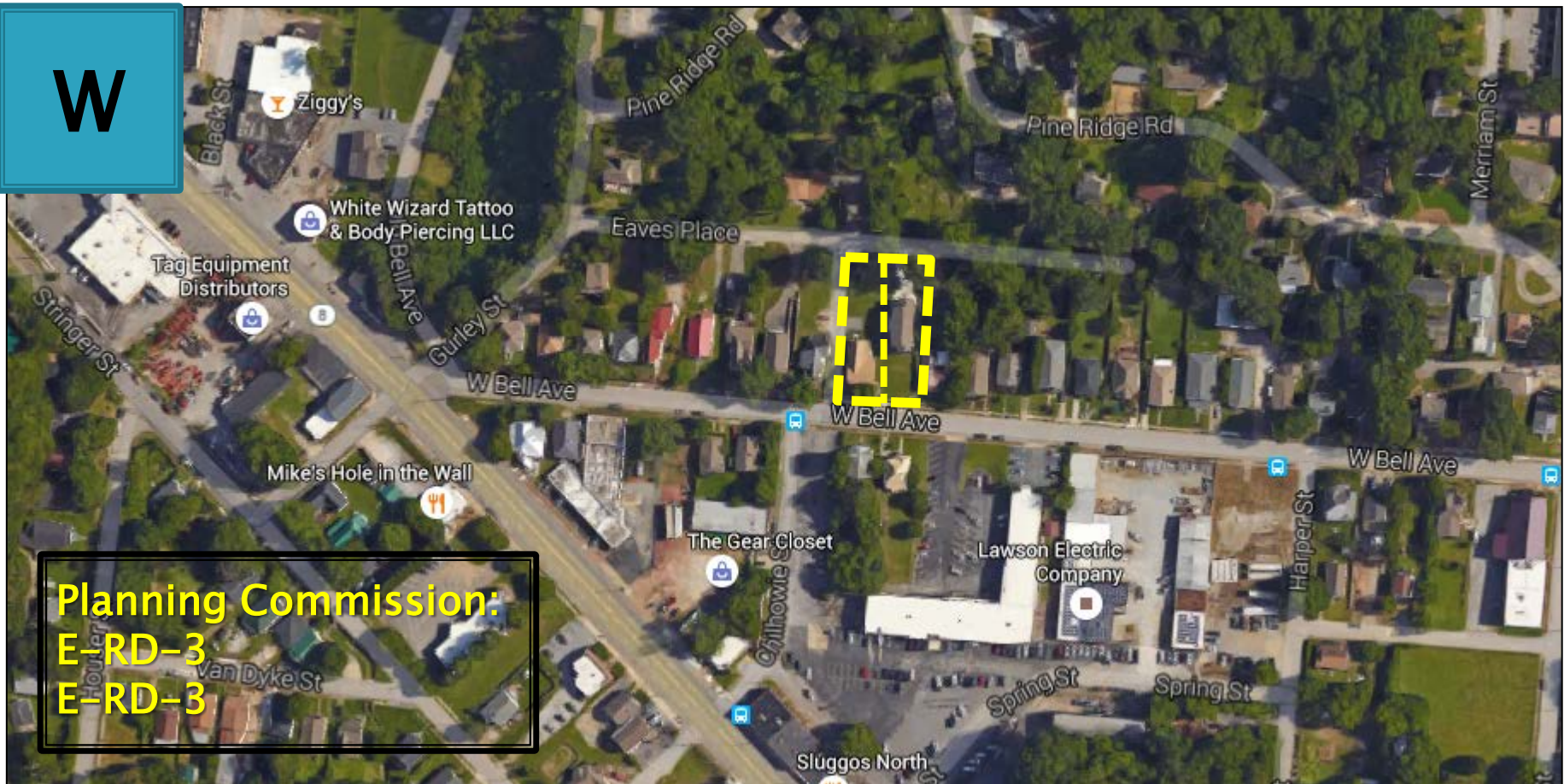


Planning Commission:

E-RD-3
E-RD-3

Property Address	Parcel Number	Originally Proposed FBC Zone	Requested Zone by Applicant	Staff Recommendation
425 West Bell Ave	135C J 029.01	Not included in boundary	E-RD-3	E-RD-2
427 West Bell Ave	135C J 029	Not included in boundary	E-RD-3	E-RD-2

W



Planning Commission:
E-RD-3
E-RD-3

Property Address	Parcel Number	Originally Proposed FBC Zone	Requested Zone by Applicant	Staff Recommendation
425 West Bell Ave	135C J 029.01	Not included in boundary	E-RD-3	E-RD-2
427 West Bell Ave	135C J 029	Not included in boundary	E-RD-3	E-RD-2

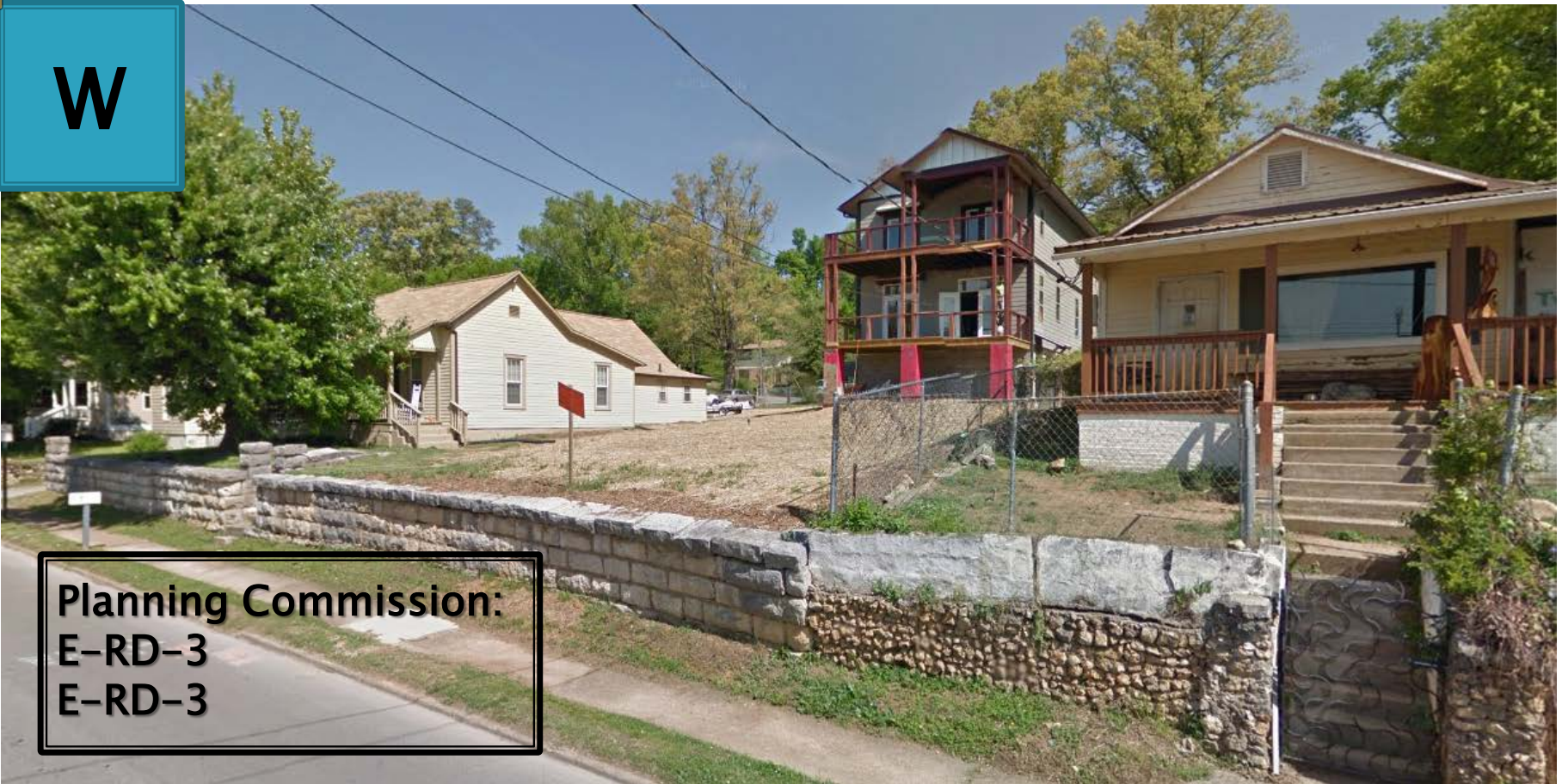
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Planning Commission:
E-RD-3
E-RD-3

Property Address	Parcel Number	Originally Proposed FBC Zone	Requested Zone by Applicant	Staff Recommendation
425 West Bell Ave	135C J 029.01	Not included in boundary	E-RD-3	E-RD-2
427 West Bell Ave	135C J 029	Not included in boundary	E-RD-3	E-RD-2

W



Planning Commission:
E-RD-3
E-RD-3

Property Address	Parcel Number	Originally Proposed FBC Zone	Requested Zone by Applicant	Staff Recommendation
425 West Bell Ave	135C J 029.01	Not included in boundary	E-RD-3	E-RD-2
427 West Bell Ave	135C J 029	Not included in boundary	E-RD-3	E-RD-2

W

**Planning Commission:
E-RD-3
E-RD-3**



Property Address	Parcel Number	Originally Proposed FBC Zone	Requested Zone by Applicant	Staff Recommendation
425 West Bell Ave	135C J 029.01	Not included in boundary	E-RD-3	E-RD-2
427 West Bell Ave	135C J 029	Not included in boundary	E-RD-3	E-RD-2

X

**Planning Commission:
Remove from FBC
boundary**



Property Address	Parcel Number	Originally Proposed FBC Zone	Requested Zone by Applicant	Staff Recommendation
610 West Manning St	135C M 018	E-IN-3	Remove from FBC boundary	E-IN-3

X



Planning Commission:
Remove from FBC
boundary

Property Address	Parcel Number	Originally Proposed FBC Zone	Requested Zone by Applicant	Staff Recommendation
610 West Manning St	135C M 018	E-IN-3	Remove from FBC boundary	E-IN-3

X



**Planning Commission:
Remove from FBC
boundary**

Property Address	Parcel Number	Originally Proposed FBC Zone	Requested Zone by Applicant	Staff Recommendation
610 West Manning St	135C M 018	E-IN-3	Remove from FBC boundary	E-IN-3

X



Planning Commission:
Remove from FBC
boundary

Property Address	Parcel Number	Originally Proposed FBC Zone	Requested Zone by Applicant	Staff Recommendation
610 West Manning St	135C M 018	E-IN-3	Remove from FBC boundary	E-IN-3

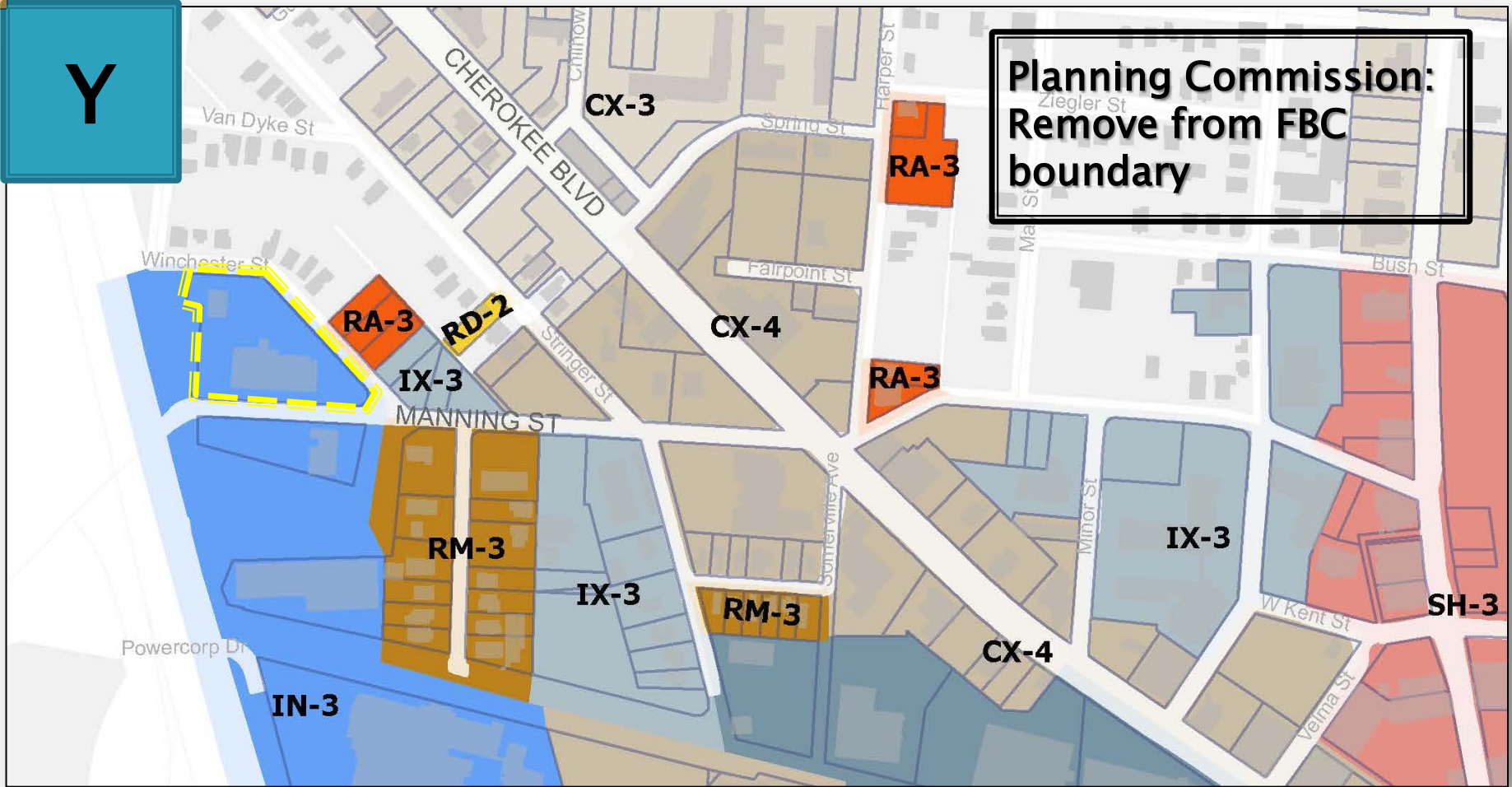
X



**Planning Commission:
Remove from FBC
boundary**

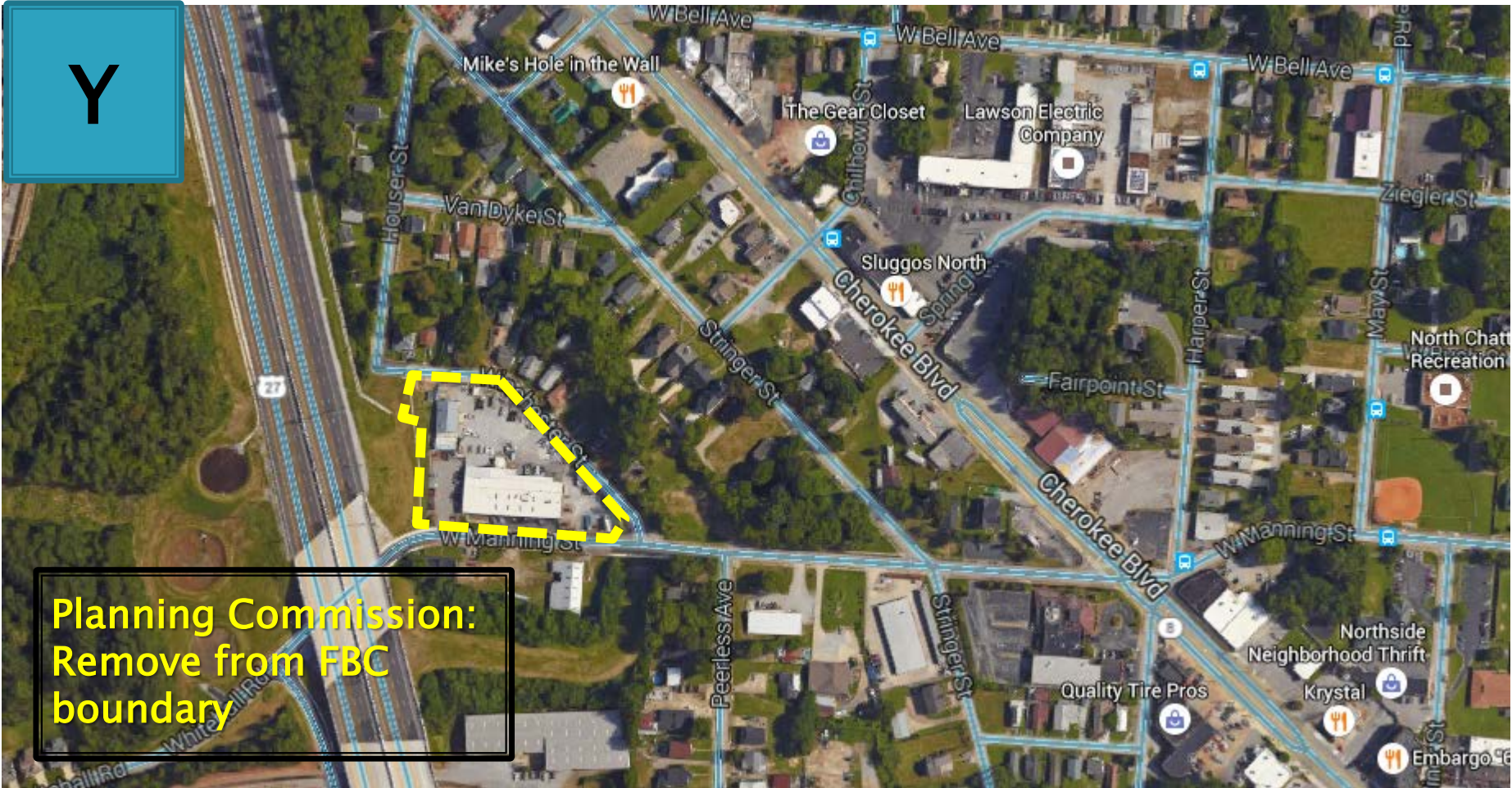
Property Address	Parcel Number	Originally Proposed FBC Zone	Requested Zone by Applicant	Staff Recommendation
610 West Manning St	135C M 018	E-IN-3	Remove from FBC boundary	E-IN-3

Y



Property Address	Parcel Number	Originally Proposed FBC Zone	Requested Zone by Applicant	Staff Recommendation
611 West Manning St	135C M 002	E-IN-3	Remove from FBC boundary	E-IN-3

Y



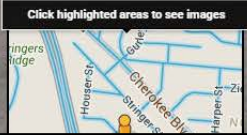
**Planning Commission:
Remove from FBC
boundary**

Property Address	Parcel Number	Originally Proposed FBC Zone	Requested Zone by Applicant	Staff Recommendation
611 West Manning St	135C M 002	E-IN-3	Remove from FBC boundary	E-IN-3

Y



**Planning Commission:
Remove from FBC
boundary**



Property Address	Parcel Number	Originally Proposed FBC Zone	Requested Zone by Applicant	Staff Recommendation
611 West Manning St	135C M 002	E-IN-3	Remove from FBC boundary	E-IN-3

Y



Planning Commission:
Remove from FBC
boundary

Property Address	Parcel Number	Originally Proposed FBC Zone	Requested Zone by Applicant	Staff Recommendation
611 West Manning St	135C M 002	E-IN-3	Remove from FBC boundary	E-IN-3

Y



Planning Commission:
Remove from FBC
boundary

Property Address	Parcel Number	Originally Proposed FBC Zone	Requested Zone by Applicant	Staff Recommendation
611 West Manning St	135C M 002	E-IN-3	Remove from FBC boundary	E-IN-3

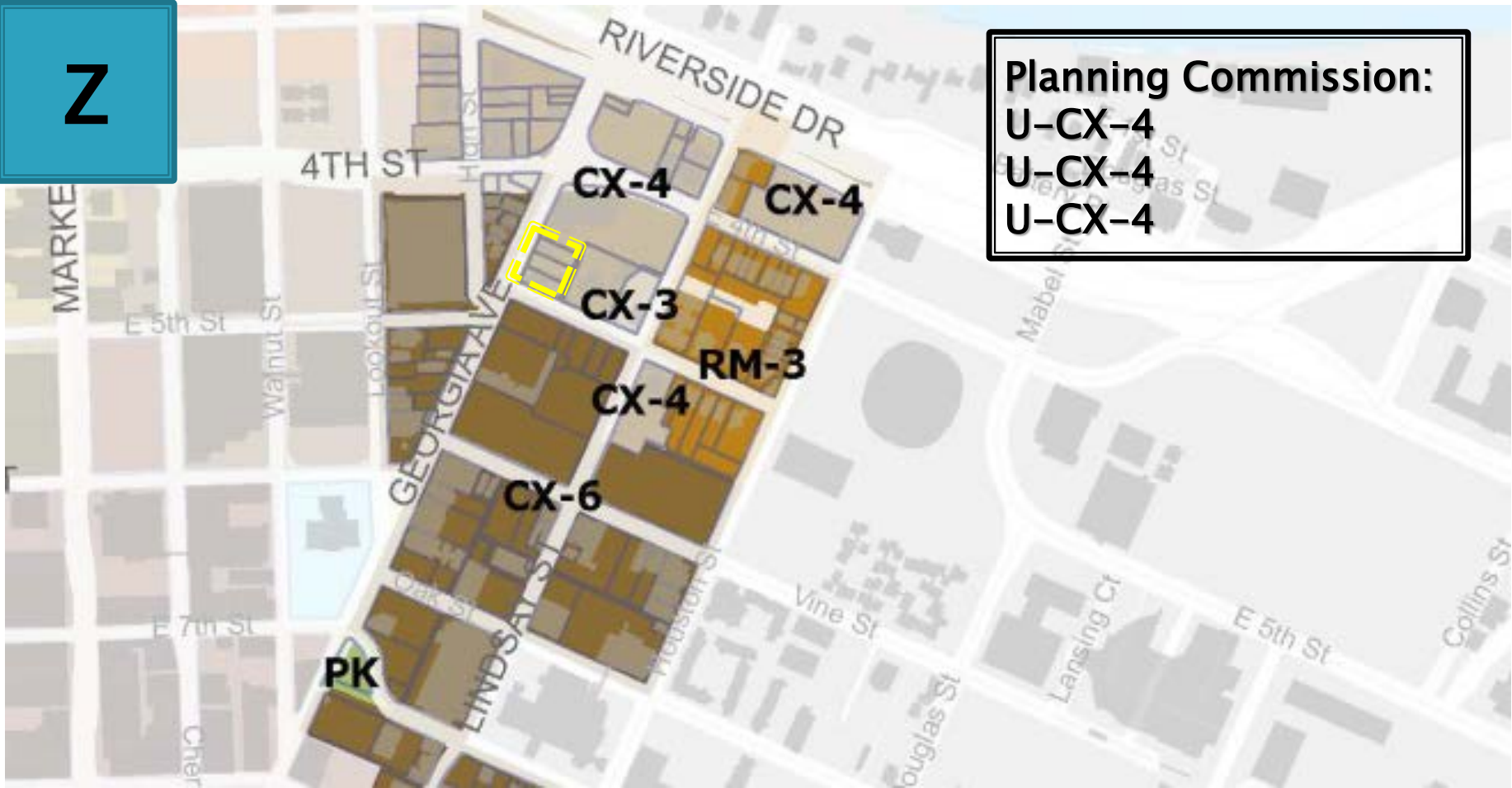
Y



Planning Commission:
Remove from FBC
boundary

Property Address	Parcel Number	Originally Proposed FBC Zone	Requested Zone by Applicant	Staff Recommendation
611 West Manning St	135C M 002	E-IN-3	Remove from FBC boundary	E-IN-3

Z

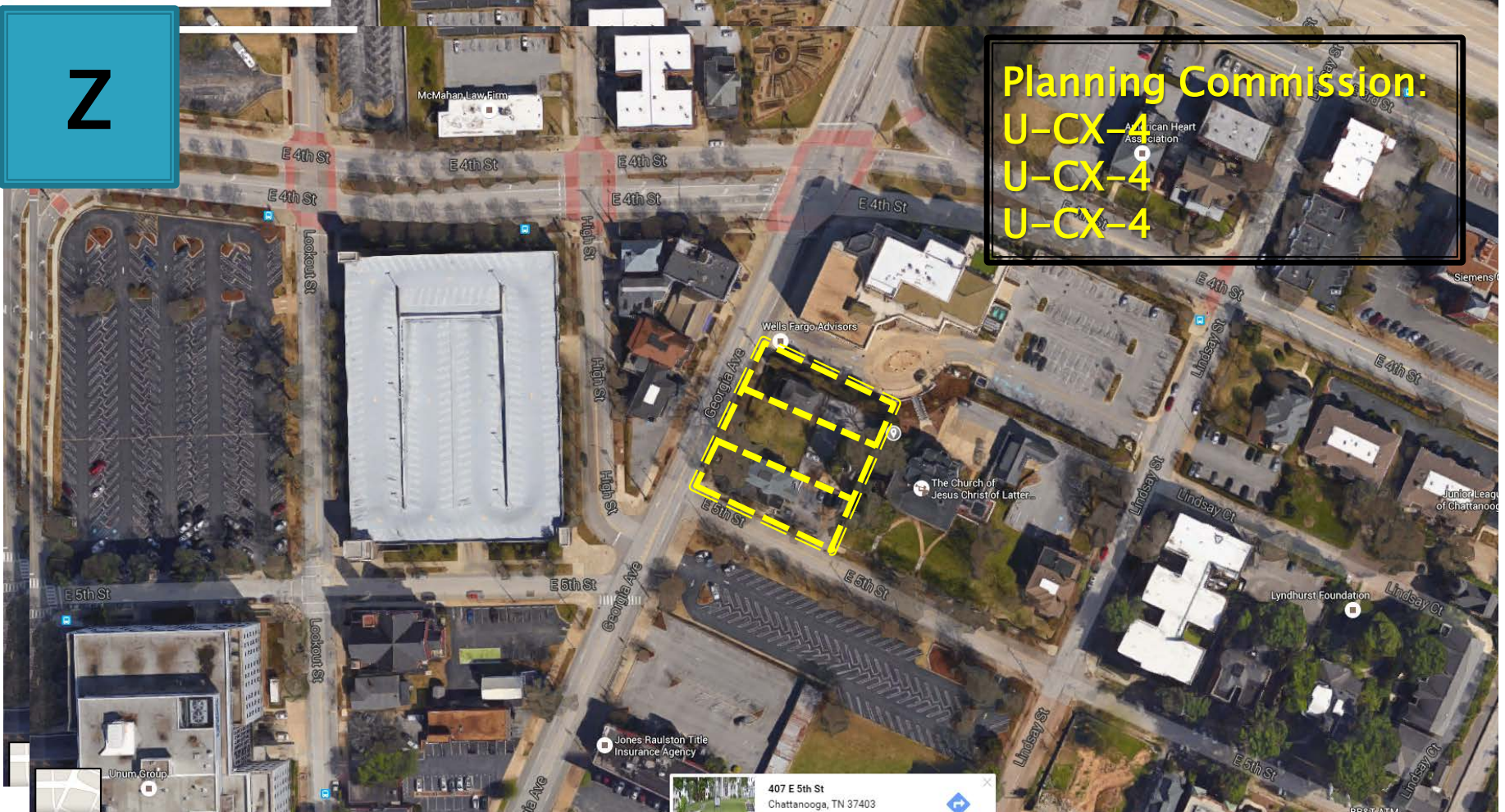


Planning Commission:
U-CX-4
U-CX-4
U-CX-4

Property Address	Parcel Number	Originally Proposed FBC Zone	Requested Zone by Applicant	Staff Recommendation
418 Georgia	135M H 033	U-CX-4	U-CX-4	U-CX-4
422 Georgia	135M H 032	U-CX-4	U-CX-4	U-CX-4
424 Georgia	135M H 031	U-CX-4	U-CX-4	U-CX-4

Z

Planning Commission:
U-CX-4
U-CX-4
U-CX-4



Property Address	Parcel Number	Originally Proposed FBC Zone	Requested Zone by Applicant	Staff Recommendation
418 Georgia	135M H 033	U-CX-4	U-CX-4	U-CX-4
422 Georgia	135M H 032	U-CX-4	U-CX-4	U-CX-4
424 Georgia	135M H 031	U-CX-4	U-CX-4	U-CX-4

Z



Planning Commission:
U-CX-4
U-CX-4
U-CX-4

Property Address	Parcel Number	Originally Proposed FBC Zone	Requested Zone by Applicant	Staff Recommendation
418 Georgia	135M H 033	U-CX-4	U-CX-4	U-CX-4
422 Georgia	135M H 032	U-CX-4	U-CX-4	U-CX-4
424 Georgia	135M H 031	U-CX-4	U-CX-4	U-CX-4

Z



Planning Commission:
U-CX-4
U-CX-4
U-CX-4

Property Address	Parcel Number	Originally Proposed FBC Zone	Requested Zone by Applicant	Staff Recommendation
418 Georgia	135M H 033	U-CX-4	U-CX-4	U-CX-4
422 Georgia	135M H 032	U-CX-4	U-CX-4	U-CX-4
424 Georgia	135M H 031	U-CX-4	U-CX-4	U-CX-4

Z



Planning Commission:
U-CX-4
U-CX-4
U-CX-4

Property Address	Parcel Number	Originally Proposed FBC Zone	Requested Zone by Applicant	Staff Recommendation
418 Georgia	135M H 033	U-CX-4	U-CX-4	U-CX-4
422 Georgia	135M H 032	U-CX-4	U-CX-4	U-CX-4
424 Georgia	135M H 031	U-CX-4	U-CX-4	U-CX-4