

FORM-BASED CODE COMMITTEE

May 8, 2025



CHA | FBC

FORM-BASED CODE COMMITTEE

May 8, 2025

Agenda

1. Roll Call
2. Swearing In
3. Rules of Procedure & FBC Principles & Purpose
4. Prior Meeting Minutes - Vote
5. Old Business:
6. New Business:
 - a. **Case #FBC-25-9 1826 Reggie White Blvd. Signage**
 - b. **Case #FBC-25-10 702 Manufactures Rd. New Construction**
7. Other Business & Announcements
 - a. Next meeting date: June 12, 2025 (application deadline: May 9, 2025 at 4 p.m.).
8. Adjourn



Roll Call & Swearing In

Rules of Procedure.

- If you plan to speak you must be sworn in.
- If you speak you must sign in at the podium.
- When you begin to speak, say your name, address and interest in the project for the record.
- Use the laser pointer to indicate what areas you are modifying when presenting.
- You may leave after your case is heard.
- When you leave the meeting, please refrain from speaking until you have fully exited the conference room.
- If you defer your case you will need to notify Staff when you would like to be heard.
- Major Modification Permits shall be issued within a week of the meeting through the online application portal.
- This meeting is being recorded.

Rules of Procedure.

Order of Business

The order of business for hearing the Form-Based Code cases will be as follows:

1. Staff presentation (7 minutes)
2. Applicant Presentation (7 minutes)
3. Community Comments & Comments by Other Persons (9 minutes total)
4. Applicant Response (2 minutes)
5. Committee Discussion (15 minutes)
6. Motion and Vote

FBC Intent

Sec. 38-692. Legal Requirements\ (5) Intent

A. This Downtown Code is intended to balance conservation and development by:

1. Promoting development that maintains Downtown's position as the region's predominant economic, civic, and cultural center.
2. Promoting development along transit corridors that enhances their function as mixed-use, walkable centers that serve surrounding residential neighborhoods.
3. Providing standards for compatible transitions of use, building scale and height between existing and new development.
4. Guiding reinvestment in established neighborhoods that builds upon and reinforces their unique characteristics.
5. Promoting preservation and protection of historic resources.
6. Providing clear and consistent procedures for appropriate and effective public involvement in land use and development decisions.

B. This Downtown Code is intended to achieve design excellence in the built environment by:

1. Providing building and site design standards that address the public aspects of private development and how building form, placement, and uses contribute to the quality of the public realm.
2. Providing parking and access standards that appropriately balance pedestrian and vehicular needs and result in safe pedestrian environments of the highest quality.
3. Promoting high quality innovative landscape design that advances the function and beauty of Downtown.

C. This Downtown Code is intended to guide Downtown's prosperous and sustainable future by:

1. Providing clear regulations and processes that result in predictable, efficient, and coordinated review processes.
2. Promoting sustainable building and site design practices.
3. Promoting diverse housing options.
4. Providing standards for interconnected streets and development patterns that support all modes of travel (walking, bicycling, public transit, driving).
5. Promoting conservation of land, energy, and natural resources.

FBC Principles & Purpose

Sec. 38-696. Code Administration\ (4) Code Modifications\ A. Purpose.

1. The standards established in this Downtown Code are intended to achieve the following principles:
 - a. Maintain a safe, walkable and attractive urban environment along the street;
 - b. Maximize opportunities for redevelopment and investment in the Downtown Core;
 - c. Provide a diversity of housing options;
 - d. Promote development that will support transit and commercial services the community desires;
 - e. Protect established single-family residential areas from incompatible development;
 - f. Protect integrity of established Historic Districts and significant historic/civic landmarks;
 - g. Balance development opportunity and conservation along the riverfront by promoting development scale/form that maintains public accessibility to the river and considers public/private benefits of scenic views along the river;
 - h. Consider impacts of topography, both in terms of reasonableness of the standard when applied to a particular site and the potential impacts on adjoining properties;
 - i. Increase the tree canopy; and
 - j. Support adopted plan policies and recommendations.



FBC Principles & Purpose

Sec. 38-696. Code Administration\ (4) Code Modifications\ A. Purpose.

2. However, specific site features (topographic changes, lot size or irregular dimension, physical barriers or easements) may create conditions that make compliance with a specific standard impractical or undesirable. It is also recognized that alternative design solutions may achieve the principles stated above but may not comply with a specific standard.
3. It is the responsibility of the applicant to meet the burden of clearly demonstrating the reason for the requested code exception and to provide sufficient documentation to illustrate how the modification is related to a site constraint and/or how the modification would equal or exceed the existing standard in terms of achieving the principles stated above.

FBC Committee Role

1. Review requests for Major Modifications to the FBC that do not qualify for Staff approval; and
2. Review Appeals to Staff decisions or interpretations.

These FBC Committee rulings are only related to the associated applications.

The Form-Based Code Committee must consider the principles stated in Sec. 38-696. (4)A.





Prior Meeting Minutes Vote



Old Business



New Business

Case # FBC-25-9

1826 Reggie White Blvd.

Zoning: U-CIV-6 Civic Zone

Major Modification Requests:

1. Allowance of a pole sign
 - a. Section 38-753 Sign Types(4)(A)4 Location
Pole mounted signs are not permitted.
2. Exceed maximum dimensions allowed for monument (ground) sign
 - a. Section 38-753 Sign Types(4)(B) Dimensions
A monument sign cannot exceed 6 ft in height or 10 ft in width. Maximum sign size is 60 sq ft.
3. Use of sign materials that do not match associated building
 - a. Section 38-753 Sign Types(4)(C) Materials
Sign materials that match the materials of the associated building must be used.

Case # FBC-25-9
1826 Reggie White Blvd.

Case # FBC-25-9

1826 Reggie White Blvd.



1826 Reggie White Blvd.



Legend

☐ Parcels

Zoning_Collegedale

100

10



10

10



2

2
3

1

10

□

10

10



1



2

10

100

Disclaimer: This map is to be used for reference only, and no other use or reliance on the same is authorized. This map was automatically generated using MCGIS Mapping System. Parcel lines are shown for reference only and are not intended for conveyances, nor is it intended to substitute for a legal survey or property abstract.

Site Images

Case # FBC-25-9

1826 Reggie White Blvd.



Application Materials



Staff Report

Case # FBC-25-9

1826 Reggie White Blvd.

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3. Use of sign materials that do not match associated building
 - a. Section 38-753 Sign Types(4)(C) Materials
Sign materials that match the materials of the associated building must be used.

Context:

- The The Urban Context consists of medium-intensity residential and commercial areas. Multi-family housing is predominant with opportunities for single-family detached and single-family attached. Commercial activity is concentrated along major roadways and at neighborhood nodes and is encouraged to be vertical mixed use. Equal emphasis is given to pedestrians, bicyclists and automobiles.
- Sec. 38-717 U-CX
(1) Intent The Civic (U-CIV) zone is intended to accommodate a variety of civic and public uses. The zone allows a reduced level of building form control in recognition of the special character of many civic buildings.

Staff Report

Case # FBC-25-9

1826 Reggie White Blvd.

Zoning: U-CIV-6 Civic Zone

Description of Work:

Description of Work

Large banners on the existing Scoreboard Structure facing the road side. After talking to Ms. Cook, we will need to ask for a modification because of the size of the banners. They exceed the allowable square footage requirements.

Staff Report

Case # FBC-25-9

1826 Reggie White Blvd.

Zoning: U-CIV-6 Civic Zone

Modification Request Reason:

Briefly explain the reason for the requested modifications:

Finley Stadium is requesting that they be allowed to affix banners to their existing score board structure facing the road (Chestnut St side) The banners would be 384" x 840" (32' x 70') for the top banner and (3) 102" x 282" (8.5' x 23.5') for the smaller banners.



Applicant Comments & Presentation

(7 minutes max)



Community Comments & Comments by Other Persons

Community Comments & Comments by Other Persons (9 minutes total)



Applicant Response

(2 minutes max)

Committee Discussion, Motion and Vote

Case # FBC-25-9

1826 Reggie White Blvd

Zoning: U-CIV-6 Civic Zone

Major Modification Requests:

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2. Exceed maximum dimensions allowed for monument (ground) sign
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A monument sign cannot exceed 6 ft in height or 10 ft in width. Maximum sign size is 60 sq ft.
3. Use of sign materials that do not match associated building
 - a. Section 38-753 Sign Types(4)(C) Materials
Sign materials that match the materials of the associated building must be used.

Case # FBC-25-10

702 Manufacturers Rd.

Zoning: R-RF-6 Riverfront Zone and R-RV-6 Riverview Zone

Major Modification Requests:

1. Reduce interior island with to 8 ft in width, 143 sq for single row parking and 8 ft width, 276 sf for double row parking.

Section 38-748 (2)(C)(D) Interior Islands

An interior island abutting a single row of parking spaces must be a minimum of thirteen and a half (13.5') feet in width and two hundred sixteen (216') square feet in soil surface area for islands along compact parking spaces and two hundred forty three (243') square feet for islands along standard parking spaces.

An interior island abutting a double row of parking spaces must be a minimum of thirteen and a half (13.5') feet in width and four hundred thirtytwo (432') square feet in soil surface area for islands along compact parking spaces and four hundred eighty six (486') square feet for islands along standard parking spaces.

2. Requesting an exemption from the perimeter planting requirement.

Section 38-748 (4) Perimeter Planting

Perimeter planting is required along the outer perimeter of the parking area except any perimeter that is adjacent to the building the parking supports.

3. Request to exceed maximum parking allowance by an additional 10% (30% above required).

Section 38-741 (1)(E) Vehicle Parking

The number of spaces provided shall not exceed the required number of spaces, before discounts, by more than twenty percent (20%.)

4. To orient primary entrances towards an internal street, not the primary street.

Section 38-698 Measurements and Exceptions / Rules for All Zones

Pedestrian Access. An entrance providing both ingress and egress, operable to residents at all times and customers during regular business hours, is required to meet the street-facing entrance requirements.

Sec.38- 709 (6) Public Realm

Pedestrian Access. Entrance facing primary street: Required.

Picture of Meeting Sign

Case # FBC-25-10
702 Manufacturers Rd.



702 Manufacturers Rd.



Site Images

Case # FBC-25-10
702 Manufacturers Rd.



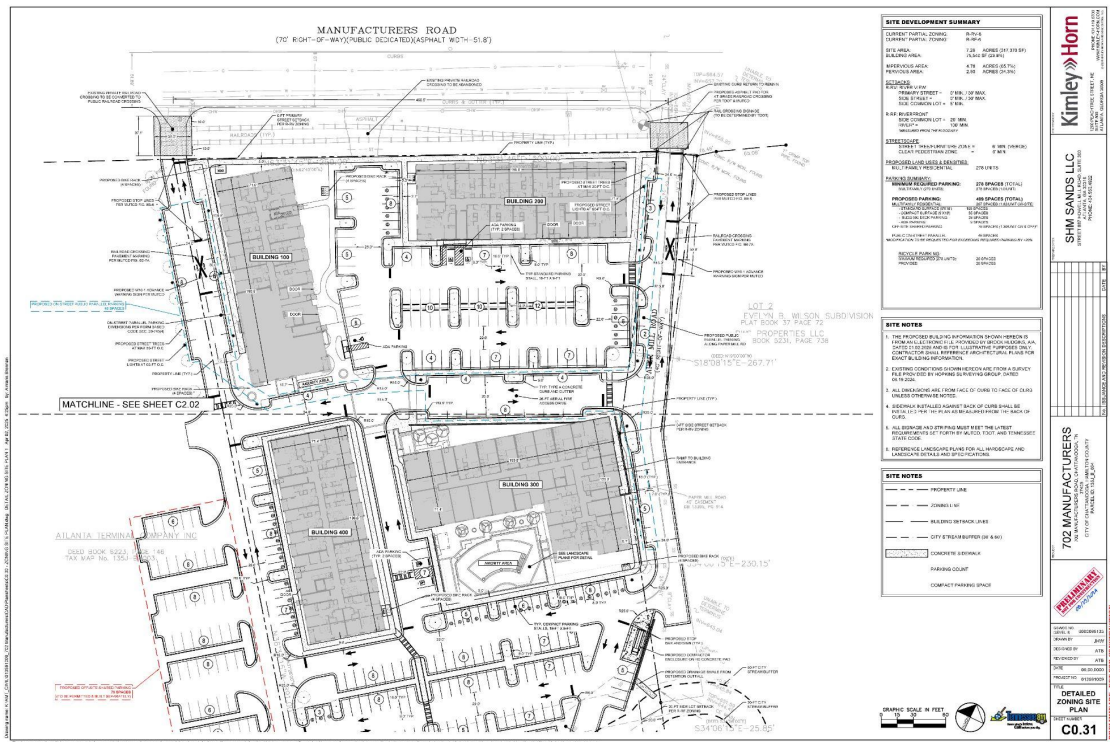
Site Images

Case # FBC-25-10

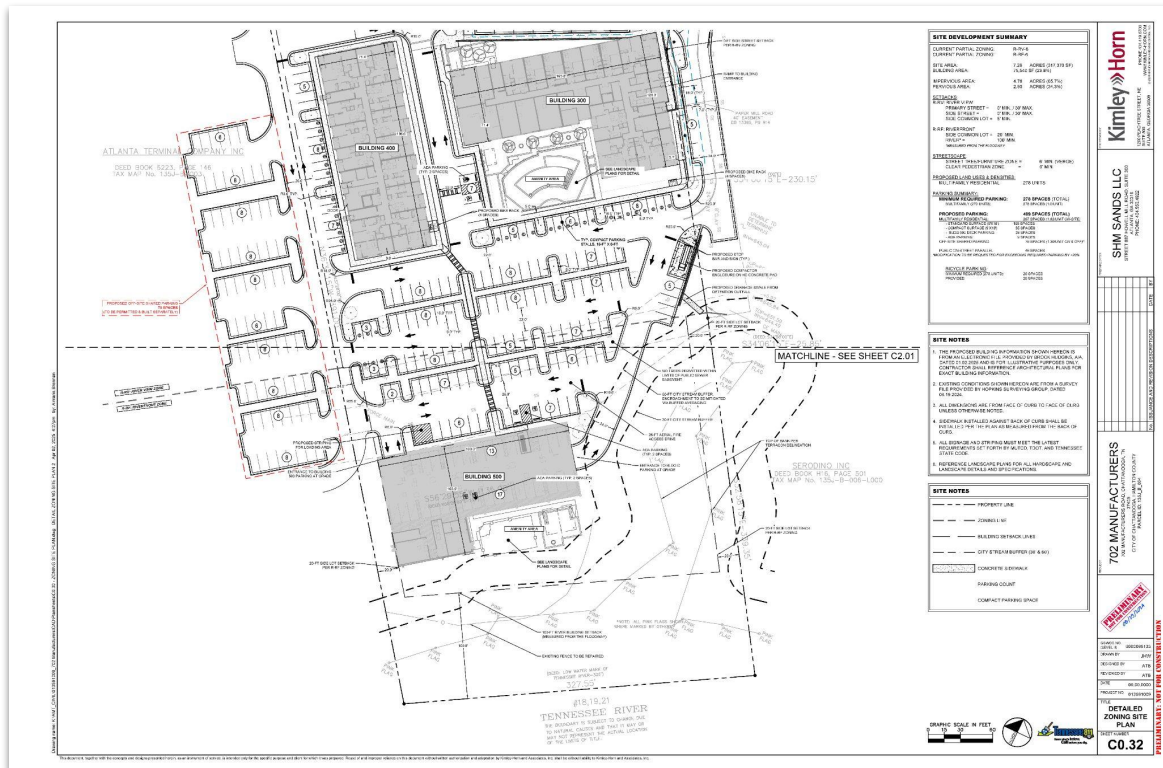
702 Manufacturers Rd.



Application Materials



Application Materials



Application Materials

MANUFACTURERS ROAD

702 MANUFACTURERS RD
CHATTANOOGA, TN

DESIGN DEVELOPMENT

03/14/2025



CODES & ORDINANCES

MANDATORY CODES:

2010 INTERNATIONAL BUILDING CODE (IBC)
(IF LOCAL ADOPTIONS)

2010 INTERNATIONAL FIRE CODE (IFC)
(IF LOCAL ADOPTIONS)

2010 INTERNATIONAL PLUMBING CODE (IPC)
(IF LOCAL ADOPTIONS)

2010 INTERNATIONAL MECHANICAL CODE (IMC)
(IF LOCAL ADOPTIONS)

2010 INTERNATIONAL FIRE GAS CODE (IFGC)
(IF LOCAL ADOPTIONS)

2011 NATIONAL ELECTRICAL CODE (NEC)
(IF LOCAL ADOPTIONS)

2010 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)

2010 INTERNATIONAL SWIMMING POOL AND SPA CODE

ACCESSIBILITY:

2010 EDITION OF THE AMERICAN WITH DISABILITIES ACT (ADA)

2006 ICCADE A-117.1

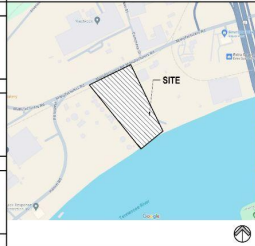
PROJECT DATA

PROJECT NAME	JOB/MACTACTURES ROAD
SHA JOB NUMBER	24080
PROJECT LOCATION	CHATHAMCO, TN
PROJECT SCOPE	NEW CONSTRUCTION OF 20 RESIDENTIAL UNITS ACROSS 16.450000 MOOD ROAD, RESIDENTIAL APARTMENT BUILDING, 11.450000 MOOD ROAD RESIDENTIAL APARTMENT BUILDING OVERFLOW OF PARKING/LOAN, ALL ASPECTS OF PARK TO BE PROVIDED BY SURFACE PARKING/LOAN ON SITE
JURISDICTION	CITY OF CHATHAMCO
ZONING CLASSIFICATION	RESIDENTIAL FIVEFIFTEEN
PRIMARY USE CLASS	RESIDENTIAL - R2 APARTMENT - A STANDARD - S2 BUSINESS - B
CONSTRUCTION TYPE	TYPE III, TYPE II
SPRINKLERED	NO/YES
HIGH-RISE	NO

PROJECT DIRECTORY

OWNER	CONTRACTOR	ARCHITECT	INTERIOR DESIGNER	STRUCTURAL ENGINEER
THE ARUNO COMPANY 1000 W. MILWAUKEE AVE. APT. 1000 MILWAUKEE, WI 53233 CONTACT: JIM ARUNO JIM@ARUNOCOMPANY.COM 414-333-1100	EDMAN CONSTRUCTION COMPANY 1000 W. MILWAUKEE AVE. APT. 1000 MILWAUKEE, WI 53233 CONTACT: EDMAN EDMAN@EDMANCON.COM 414-333-1100	BRICKHOUSE ARCHITECTS 1000 W. MILWAUKEE AVE. APT. 1000 MILWAUKEE, WI 53233 CONTACT: BRICKHOUSE BRICKHOUSE@BRICKHOUSEINC.COM 414-333-1100	CHERRY DESIGN GROUP 1000 W. MILWAUKEE AVE. APT. 1000 MILWAUKEE, WI 53233 CONTACT: CHERRY CHERRY@CHERRYDESIGNGROUP.COM 414-333-1100	BE FUGENTIAL 1000 W. MILWAUKEE AVE. APT. 1000 MILWAUKEE, WI 53233 CONTACT: BE FUGENTIAL BE@BEFUGENTIAL.COM 414-333-1100
MEP ENGINEER	CIVIL ENGINEER**	LANDSCAPE ARCHITECT**	LOW VOLTAGE**	ACCESSIBILITY**
BURNS 1000 W. CENTER STREET MILWAUKEE, WI 53233 CONTACT: BURNS BURNS@BURNSGROUP.COM 414-333-1100	MUELLY ENGINEERS 1000 W. CENTER STREET MILWAUKEE, WI 53233 CONTACT: MUELLY MUELLY@MUELLYENGINEERS.COM 414-333-1100	CHERRY DESIGN GROUP 1000 W. MILWAUKEE AVE. APT. 1000 MILWAUKEE, WI 53233 CONTACT: CHERRY CHERRY@CHERRYDESIGNGROUP.COM 414-333-1100	LOW VOLTAGE CONTRACT: 100 ACCESSIBILITY ACCESSIBILITY@ACCESSIBILITY.COM 414-333-1100	ACCESSIBILITY CONSULTANT: 100 ACCESSIBILITY ACCESSIBILITY@ACCESSIBILITY.COM 414-333-1100
SPECIFICATIONS	CODE CONSULTANT			
BLACKBURN/CHEN INC. 1111 EAST MILWAUKEE AVENUE MILWAUKEE, WI 53233 CONTACT: BLACKBURN/CHEN BLACKBURN@BLACKBURNCHEN.COM 414-333-1100	BLS CONSULTING 1000 WEST AVENUE SUITE 100 MILWAUKEE, WI 53233 CONTACT: BLS CONSULTING BLS@BLSCONSULTING.COM 414-333-1100			

VICINITY MAP



LOCATION MAP



**BROCK
HUDGINS**
ARCHITECTS

330 MEANS ST. NW
SUITE 105
ATLANTA, GA 30308
Phone: 404.752.4100
FAX: 404.752.4101
WWW.ARTISTSTUDIO.COM

MANUFACTURERS
ROAD

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Journal of Internal Medicine 255: 101–108

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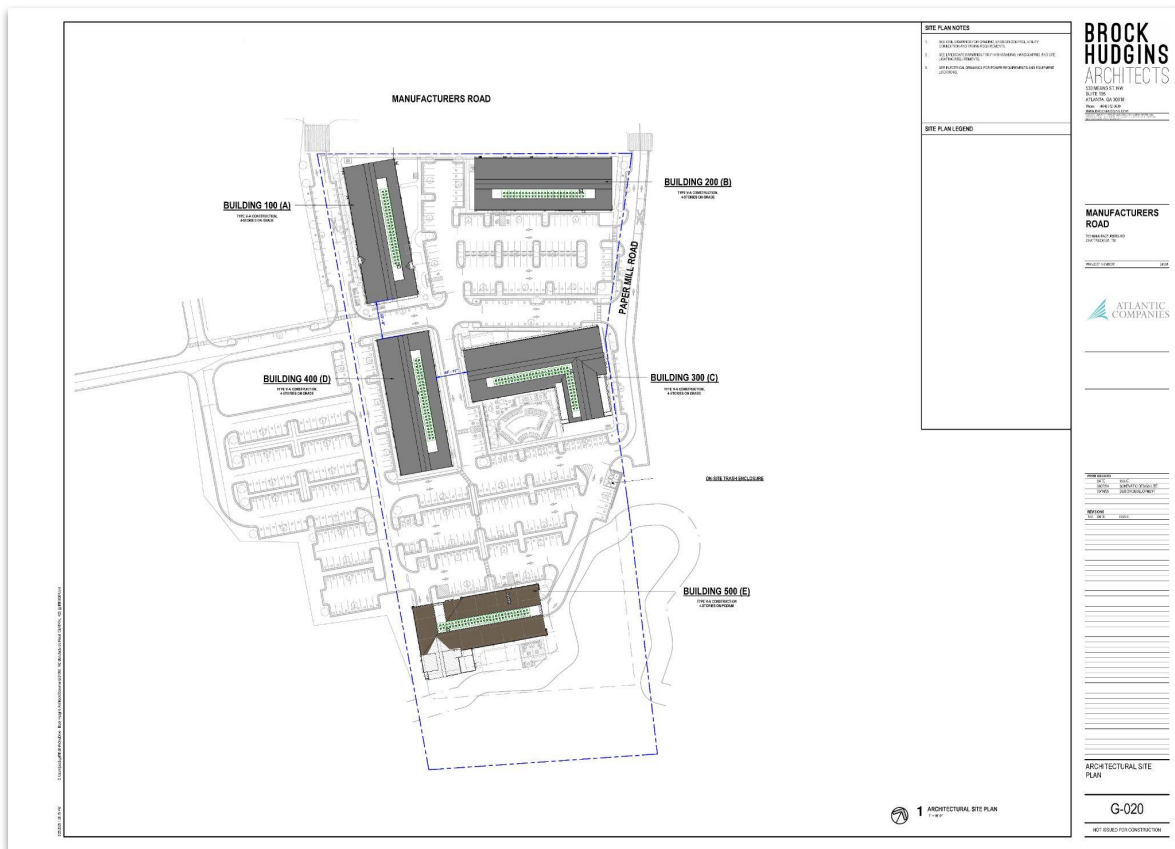
12/15

COVER SHEET

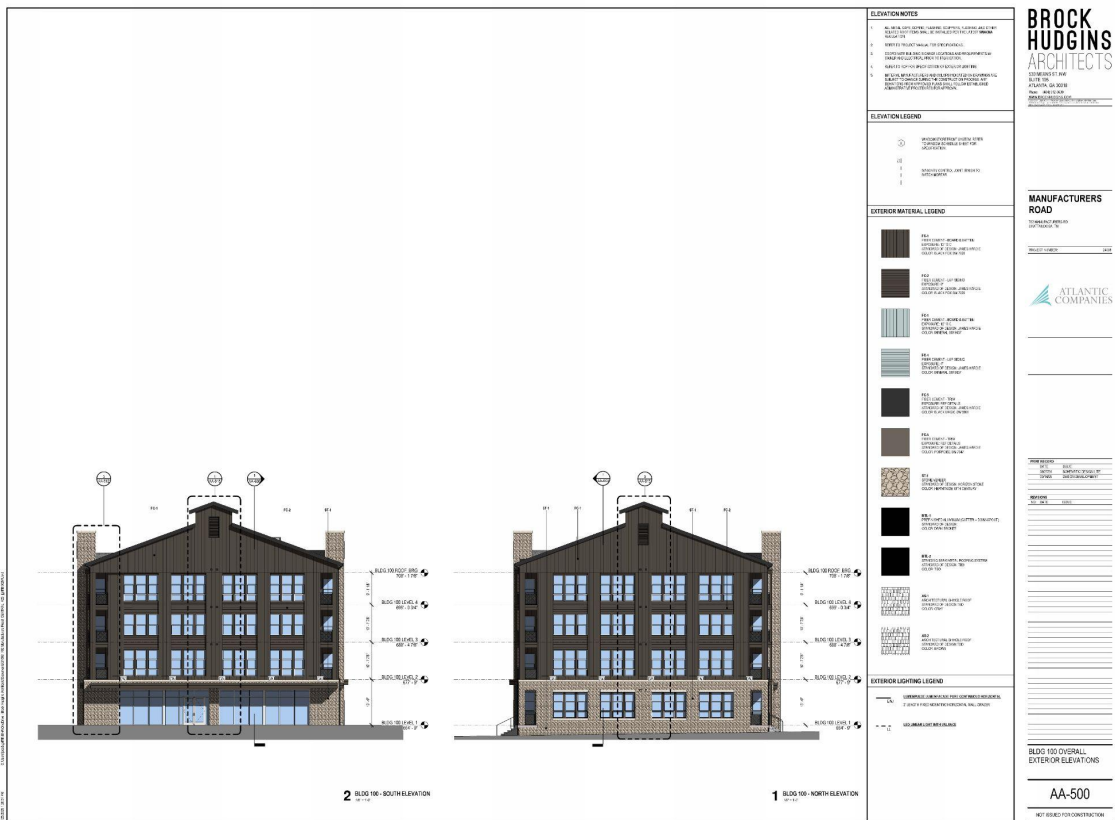
G-000

NOT ISSUED FOR CONSTRUCTION

Application Materials



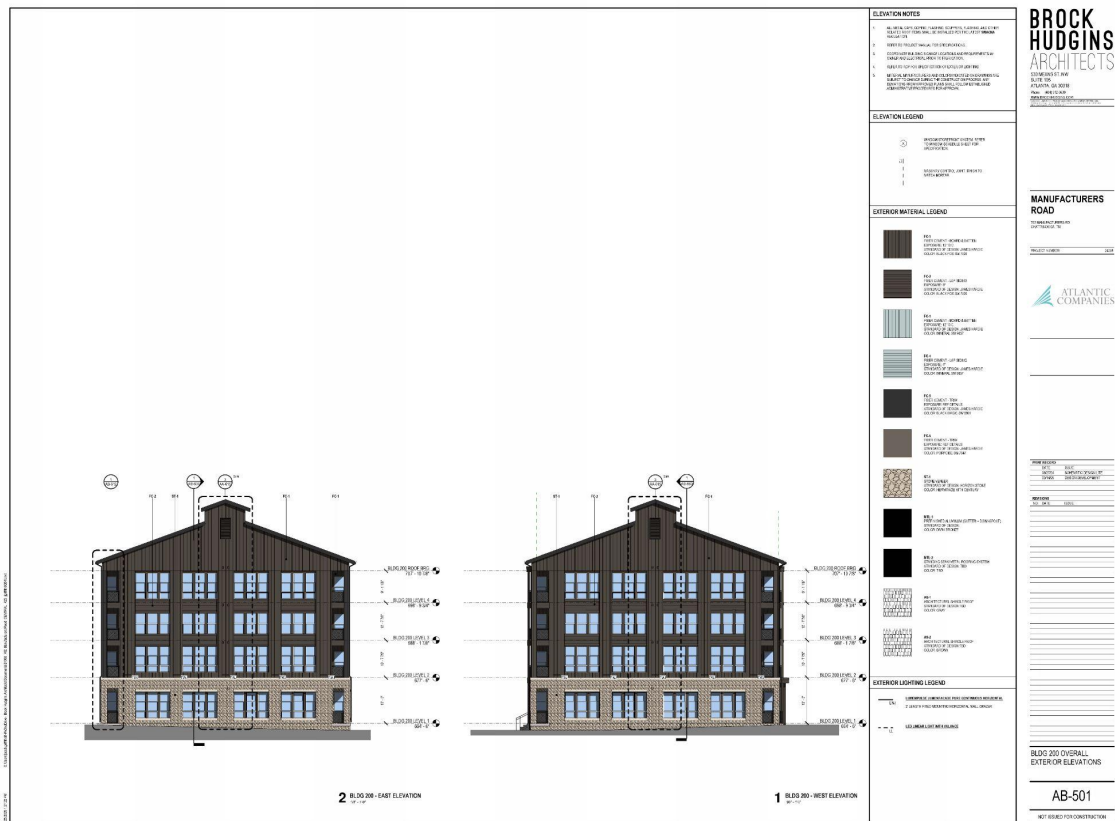
Application Materials



Application Materials



Application Materials



Application Materials



Application Materials



Application Materials



2 BLDG 500 - WEST ELEVATION



1 BLDG 500 - EAST ELEVATION
REV. 11/17

ELEVATION NOTES

1. ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE BY THE FOLLOWING CITATIONS:
2. DATE OF REVIEW: 01/20/2010 BY: [REDACTED]
3. DECLASSIFICATION AUTHORITY: 25 USC 552
4. DECLASSIFICATION DATE: 01/20/2010
5. DECLASSIFICATION CODE: UNCLASSIFIED

ELEVATION LEGEND

- BRANDY CONTROL SYSTEMS
TOWERS & HARRIS LTD FOR
LICENSING
- BRANDY CONTROL, 2001, 841470,
841471-841478

EXTERIOR MATERIAL LEGEND

- [illegible]

EXTERIOR LIGHTING LEGEND

- LEO JAMES L. DOTT, JR. (1941-2014)

**BROCK
HUDGINS**
ARCHITECTS

530 MEANS ST. NW
SUITE 105
ATLANTA, GA 30308
Phone: 404.525.4349
www.burtonandburton.com

MANUFACTURERS
ROAD

TECHNICAL SUPPORT AVAILABLE
CALL TOLL FREE 1-800-368-7000

[illegible]

BLDG 500 OVERALL
EXTERIOR ELEVATIONS

AE-501

NOT ISSUED FOR CONSTRUCTION

Staff Report

Case # FBC-25-10

Zoning: **R-RF-6 Riverfront Zone and R-RV-6 Riverview Zone**

Major Modification Requests:

1. Reduce interior island with to 8 ft in width, 143 sq for single row parking and 8 ft width, 276 sf for double row parking.

Section 38-748 (2)(C)(D) Interior Islands

An interior island abutting a single row of parking spaces must be a minimum of thirteen and a half (13.5') feet in width and two hundred sixteen (216') square feet in soil surface area for islands along compact parking spaces and two hundred forty three (243') square feet for islands along standard parking spaces.

An interior island abutting a double row of parking spaces must be a minimum of thirteen and a half (13.5') feet in width and four hundred thirtytwo (432') square feet in soil surface area for islands along compact parking spaces and four hundred eighty six (486') square feet for islands along standard parking spaces.

2. Requesting an exemption from the perimeter planting requirement.

Section 38-748 (4) Perimeter Planting

Perimeter planting is required along the outer perimeter of the parking area except any perimeter that is adjacent to the building the parking supports.

3. Request to exceed maximum parking allowance by an additional 10% (30% above required).

Section 38-741 (1)(E) Vehicle Parking

The number of spaces provided shall not exceed the required number of spaces, before discounts, by more than twenty percent (20%).

4. To orient primary entrances towards an internal street, not the primary street.

Section 38-698 Measurements and Exceptions / Rules for All Zones

Pedestrian Access. An entrance providing both ingress and egress, operable to residents at all times and customers during regular business hours, is required to meet the street-facing entrance requirements.

Sec.38- 709 (6) Public Realm

Pedestrian Access. Entrance facing primary street: Required.

Staff Report

Case # FBC-25-10

Zoning: R-RF-6 Riverfront Zone and R-RV-6 Riverview Zone

Context:

The River Context consists of medium- to high intensity residential and tourist areas. Multi-family housing is predominant. Commercial activity is limited to mixed use in multi-family residential buildings and hotels. Priority is given to pedestrians and bicyclists.

- **Sec. 38-709 R-RF Riverfront Zone**

The Riverfront (R-RF) zone is intended to accommodate a mix of multi-family and commercial activity in a manner that addresses and maintain views to the river.

- **Sec. 38-709 R-RV Riverview Zone**

The River View (R-RV) zone is intended to accommodate a mix of multi-family and commercial activity that don't have direct river frontage.

RIVER (R) | River Context

Sec. 38-707. River Context



(1) General Character

The River Context consists of medium- to high-intensity residential and tourist areas. Multi-family housing is predominant. Commercial activity is limited to mixed use in multi-family residential buildings and hotels. Priority is given to pedestrians and bicyclists.

(2) Built Environment

Zones can be up to 6 stories in height and typically have larger front setbacks than the Downtown Core Context. Riverfront sites have deep riverfront setbacks, and entrances on both adjacent streets and towards the river. Limited mixed use in buildings is allowed to service the tourist and residential community and hotels are allowed. Parking is located to the rear of buildings. Building coverage is moderate to allow for open spaces and views to the river.

(3) Streets and Blocks

Streets and rights-of-way are narrower in width than the Downtown Core Context. Streets that parallel the river frame development sites. Block shapes and sizes are often irregular due to the topography of many sites. The typical block pattern includes detached sidewalks, street trees, on-street parking and landscaping. Access is typically via a shared service drive to a surface parking lot or structured parking.

(4) Parking and Mobility Options

Parking is primarily provided on-street, in surface lots and in structures. Parking is located to the rear of buildings. In street design, priority is given to pedestrians and bicyclists. There is access to multiple modes of transportation and frequent pedestrian activity.

Staff Report

Case # FBC-25-10

Zoning: **R-RF-6 Riverfront Zone and R-RV-6 Riverview Zone**

Description of Work:

Description of Work

new construction of 278 residential units across (4) 4-story residential apartment buildings and (1) 4 story residential apartment building over podium with parking below. All remainder of parking to be provided via surface parking across the site. proposed shared parking to be built as part of future development of the 706 Manufacturers site.

Staff Report

Case # FBC-25-10

Zoning: **R-RF-6 Riverfront Zone and R-RV-6 Riverview Zone**

Modification Request Reason:

Briefly explain the reason for the requested modifications:

Due to the site's proximity to the riverfront area and the City's future Riverwalk development plans, it is anticipated that this site will become activated by both residents and visitors. Given the development area restrictions due to the floodplain, stream buffers, and river setbacks, there is limited area to provide on-site parking to meet the demand. Therefore, we are requesting to exceed the maximum allowable parking through a shared off-site parking area to be built as part of the future development of the 706 & 710 Manufacturers lots.

The landscape modifications are requested given the site's unique positioning between the railroad parcel, the river, and existing public right-of-way on Paper Mill Road.

It is a requirement of the FBC principles that the applicant explain how their proposed modification is equal to or exceeds the code per Sec. 38-696 (4) A). Please explain

This proposed modification supports code Sec. 38-696 (4) A) g), which states "Balance development opportunity and conservation along the riverfront by promoting development scale/form that maintains public accessibility to the river and considers public/private benefits of scenic views along the river;" The development conserves the riverfront while providing supporting infrastructure for future city improvements and public access.



Applicant Comments & Presentation

(7 minutes max)



Community Comments & Comments by Other Persons

Community Comments & Comments by Other Persons (9 minutes total)



Applicant Response

(2 minutes max)

Committee Discussion, Motion and Vote

Case # FBC-25-10 702 Manufacturers Rd.

Zoning: R-RF-6 Riverfront Zone and R-RV-6 Riverview Zone

Major Modification Requests:

1. Reduce interior island with to 8 ft in width, 143 sq for single row parking and 8 ft width, 276 sf for double row parking.

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Sec.38- 709 (6) Public Realm

Pedestrian Access. Entrance facing primary street: Required.

Final Information

- Other Business & Announcements - Next meeting date: June 12, 2025 (application deadline: May 9, 2025 at 4 p.m.).
- Major Modification Permits shall be issued within a week of the meeting through the online application portal.
- For any additional questions, please contact Staff:
 - Check the FBC Website: [Form Based Zoning](#)

Adjourn