

FORM-BASED CODE COMMITTEE

MINUTES

December 8, 2016

The duly advertised meeting of the Form-Based Code Committee was held on December 8, 2016, at 2:00 p.m. at the Development Resource Center, Conference Room 1A. Karen Hundt called the meeting to order. Angela Wallace called the roll and swore in all those who would be addressing the Committee. John Straussberger explained the rules of procedure and announced that the meeting is being recorded.

Members Present: David Barlew, Matthew Whitaker, Heidi Hefferlin, Gabe Thomas, Ladell Peoples, Jason Havron, William Smith, Grace Frank and John Straussberger

Members Absent: None

Staff Members Present: Karen Hundt, Angela Wallace and Phil Noblett

Applicants Present: Vinicio J. Liriano and Marta Alder of St. George Holdings, LLC

Heidi made a motion to approve the Minutes from the last meeting. The motion was seconded by Jason and unanimously approved.

OTHER BUSINESS

Assignment of Terms:

David Barlew	Architect	1 year
Matthew Whitaker	Architect	3 years
Heidi Hefferlin	Architect	2 years
Gabe Thomas	Developer	1 year
Ladell Peoples	Builder	2 years
Grace Frank	Property Owner	2 years
Jason Havron	Property Owner	1 year
William Smith	Property Owner	3 years
John Straussberger	Developer	3 years

If term expires, can you be reappointed? Yes

William made a motion to approve the terms. The motion was seconded by Jason and unanimously approved

Ladell made a motion to approve the Rules of Order. The motion was seconded by Jason and unanimously approved

OLD BUSINESS

Case #16-FB-00002 – 14 Frazier Avenue

PROJECT DESCRIPTION:

The applicant, Vinicio J. Liriano, has applied for the following work:

- Add 1 additional story to original building

Karen Hundt presented the PowerPoint presentation. Staff Report - Neighborhood sign in sheets were received. ESH-3 zone; all buildings in this area are 3 stories; there is one, Bridgeview building, with 5 with the 5th story stepped back 10 feet.

Discussion: Vinicio J. Liriano addressed the Committee. This will be high end with commercial on main floor and rental units on all others. Met with neighborhood associations and we thank them for their cooperation. The intent of the zone is retail, residential and commercial. That is what we are proposing to do. 2nd and 3rd will be residential. The 4th will be the penthouse and it will be set back 10 feet. We comply with the rules of FBC on all other levels. We are talking about 6.5 feet higher than what is allowed by FBC. We are requesting to increase the height by 1 floor. The use is safe, walkable and attractive.

Community Comments: Garnet Chapin - We did meet with them. There are concerns that this would impact the historic character of our neighborhood. This is not a good precedent to start at this point with FBC. He said they need another story in order to work financially. That is not a good reason to add another floor.

Brook Bradley-King – I am also concerned about the historic aspect of North Chattanooga. Allowing an additional floor does set a precedent and changes the fabric of this street. The current buildings are historic and should not be knocked down for future growth. I ask you deny the project.

Claudio (builder) – We said we are trying to make a high end building in this community. Without the 4th story we cannot build what is planned. If we do not get approved for the 4th we will build a 3 story building.

Rash – You will not be able to see the 4th story from the street. On the back it will be 4 stories but we are trying to keep the historic look on Frazier.

Vinicio – We are only requesting a 4th floor with a setback of 10 feet. It will not set precedent, each case will be considered by this Board on a case by case basis. We want to appeal; we are only building a part of the 4th floor and are only asking for 6.5 extra feet.

William – Did he submit this information on time? It is different from what was submitted last month. He did submit on time.

Committee Discussion: David – Looking at the map of urban edge, what is the rationale of having 4 stories on part of it and 3 stories on the other. Karen – We looked at the height of existing buildings and potential opportunities for redevelopment. West of Market Street has more

opportunity for redevelopment. Heidi – Did it have anything to do with topography? Karen – Yes. William – Would approval of this affect the max height of SH4? Karen – Yes ESH4 is 50 feet max and he is at less than 47 feet. David – If we change the code for this building and he doesn't build, would future projects be at the approved restriction? Karen – Yes. Zoning stays with the property. Ladell – Is this a historic district? Karen – No. Ladell – What are your feelings on having the impact this will have on this district? Heidi – The taller buildings are usually on the ends of the block. I feel it is going to be visible although they are staying close to the height of the next door building. Although from the park, it appears to be a bigger building. Ladell – If we approved this will the 4th story have to be stepped back or can they change and build it out to the edge? Karen – We can make that a condition. John – That is the purpose of making the motion very defined. The motion needs to be very specific. William – Will those conditions also go along with the future of that property? Karen – Yes but only to that particular building. John – This is one of the first cases and whatever motion is made, you will have future applicants come in and ask for the same deal. We are setting a precedent. Grace – What is the square footage of the fourth floor? Vinicio - 2,258 sq. ft. The wall is set back 10 feet. The roof extends about 2 feet into that 10 feet. John – The concern is the front and back setback. Heidi – We should note that the 10 foot setback is not all the way around. Should it be considered if the setbacks could be staggered with more on the front and less on the sides? Claudio – We can set back 20 feet on Frazier and 0 on back.

Ladell made a motion to deny Case #16-FB-00002 – 14 Frazier Avenue as submitted pursuant to the Chattanooga City Code, Chapter 38, Article XVI and pursuant to the Form-Based Code, subject to any and all conditions. Conditions: lack of hardship

David seconded the motion. The motion was unanimously approved.

Case #16-FB-00004 – 1445 Market Street

PROJECT DESCRIPTION:

The applicant, Marta Alder of St. George Holdings, LLC, has applied for the following work:

- Building height from 53' to 64'

Karen Hundt presented the PowerPoint presentation. Increase from 4 to 5 stories. USH4 zone. Neighboring buildings are from 1-5 stories. Parking will be underneath the building.

Discussion: Marta Alder and Nathan Hidad addressed the Committee: The 5th story will be a rooftop bar with bathrooms, storage, spa and elevator – a support area of 4,000 square feet. The set back from Market is 32 feet and from side alley is 24 feet. It is not visible from Market Street at all. This will be an upscale hotel and therefore this is needed. It will go very well in this area – the entertainment district. I explained in my additional comments that a rooftop follows the principal of FBC for the hotel.

David – The atrium – is it's heights not the same? Marta – I don't have the actual footage on that but it will be a little higher. It will be a 15 story – it is not included in the 4,000 square feet you have quoted. John – It would still be considered part of the 5th floor. Marta – It will be lounge

music played in the outside area of the roof. Happy hour will probably be the high time for this area. There is a lounge and restaurant in the hotel that will handle the late night entertainment.

Community Comments: Stroud Watson – The owner has had meetings with the community with a great deal of discussion. You have described only the square footage and setbacks. We are concerned about other areas that you don't have as your issues.

Roger – If Marta sells this, is there anything to prevent a future tenant to have loud rock music?
John – That is really not something we can address.

Marta – I did comply with the meetings I needed to have. This is something that is going to come to the area. It is for the use of the bar and rooftop bars are going to happen here. This is something that hotels are offering now.

Heidi – Did we clarify the trellis? Karen – If is not part of the 5th story. Ladell – Anyone could build a roof top facility as long as it was not a structure? Karen – True. David – The C-7 had it so roofs could be occupiable. Does FBC have that in theirs? Karen – I don't believe so. John – That could happen without approval. How many rooms will you have in this hotel? Marta – 55. John – If you moved this down to the 4th floor how many rooms would you have to lose? Marta – I don't know exactly. It would primarily be the spa space. Spas are something that has become really big in hotels. Jason – When we discussed this last month, under the USH code there is no SH5 so we deferred to another building code that specified what 5 stories would be. SH6 is 75 feet, would a 5 story building be 60, 65 feet or what. Karen – One of the things we are proposing to fix with the review at 6 months. Under the DCX that is a 5 and it is a 60' max. You have to have egress so you would have to have space for that. Karen – If all you are putting on the floor is elevator or stairs on a 5th floor – that is not considered a floor. The top edge is 53 feet of the original building. Grace – The Clark Building has a rooftop area so the elevator on top of it would that not considered a 5th floor. John – Is it possible to maintain 60 foot height and get the 5th floor in? Marta – I don't know I will have to talk to the architects. David – You said the 53 feet was at the top of the parapet. Do you know what the height of the roof top is? Marta – I don't know.

Heidi made a motion to approve Case #16-FB-00004 – 1445 Market Street as submitted pursuant to the Chattanooga City Code, Chapter 38, Article XVI and pursuant to the Form-Based Code, subject to any and all conditions. Conditions: there is a 35' setback on the south alley, 23'4 on west alley side 32' setback on Market Street all from the property line; and the 5th floor be limited to 4,000 sq. ft. and a height of 64'.

Matt seconded the motion. The motion was unanimously approved.

NEW BUSINESS

None

NEXT MEETING DATE: January 12, 2017

There is a 6 month review of the FBC and if you have any comments or thoughts on the code please communicate that to Karen.

William – I like the addition and the layout is a good idea. Heidi - I would second that and ask that everyone answer these questions. John – We need to emphasize that the applicants need to be thorough with information on their hardships. That way they would be prepared.

Karen – We still don't have a permanent staff person in the LDO. Once that person is hired, some of these issues will be resolved. Our plan is to brief the City Council on the first Tuesday in January at 3:00 and brief the Planning Commission on the 2nd Monday in January at lunch time. We will take the proposed changes to the City Council in February.

Heidi – What do we need to bring to these meetings? Karen – Anything that is sent to you by Angela.

John – Applicants have to provide drawings with the application? Karen – Site plan and elevations.

Jason made a motion to adjourn.

David seconded the motion. The motion was unanimously approved.

The meeting was adjourned at 3:35 pm.

John Straussberger, Chair

Angela Wallace, Secretary