

AGENDA
DEVELOPMENT AND PLANNING COUNCIL SUBCOMMITTEE MEETING

Training Room, City Hall, 4200 Mills Civic Parkway
Monday, June 21, 2021 @ 8:00 a.m.

The Public can attend in person or electronically
While electronic participation is preferred, in-person participation will be allowed
in accordance with current state health guidelines & recommendations.

Electronic public input to the meeting can be provided by logging into Zoom (<https://zoom.us/>)
or joining via phone: 312-626-6799 or 301-715-8592 Meeting ID: 868 1782 0796

OPEN SESSION

1. Chicken Coop (aka 3 sons) Patio Use – David Anders, owner
2. Indoor storage Hours of Tenant Access - Kara
3. Upcoming Projects
 - a. SE Adams Elevated Water Tower
 - b. Platinum Pointe Townhomes
 - c. Huston Cemetery
 - d. Mill Ridge Plat 5 Revised Preliminary Plat

Welcome to the June 21, 2021, WDM Development and Planning Council Subcommittee

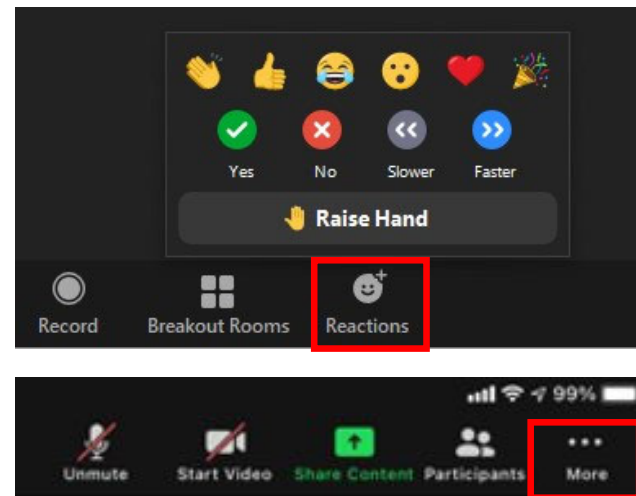
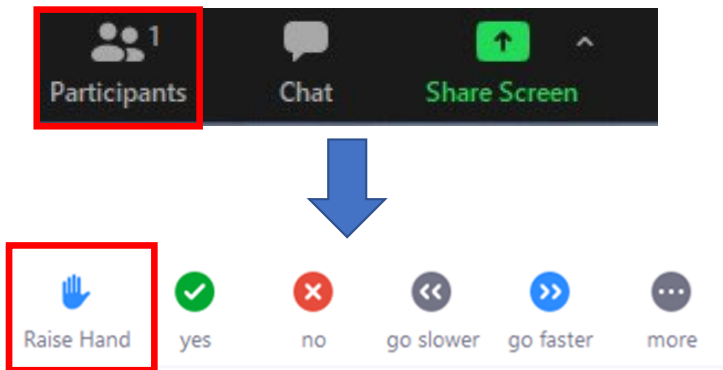
Here are a few housekeeping items before we get started:

- Any public members and applicants joining the meeting are muted by default when you enter the meeting. Please wait until the Subcommittee Chair asks for comment on the item you are here for, then you may raise your hand to speak. The chair will then call on you and you will be un-muted
- When the meeting is in session, if you are having a problem, please write in the chat box (which is the speech bubble icon in the bottom bar).
- **If you are participating by phone, dial *9 to raise or lower your hand, dial *6 to unmute or mute**

Raise Hand Location:



Click participants in your Zoom toolbar, you will see a window pop up with icons at the bottom of the participants' window. If not found in the participants' window, it can be found in the Reactions or More (...) button on the Zoom toolbar:



Discussion Item #1 –
Chicken Coop/3 Sons
Patio Use

106' = distance from
edge of paved area
to closest point of
dwelling



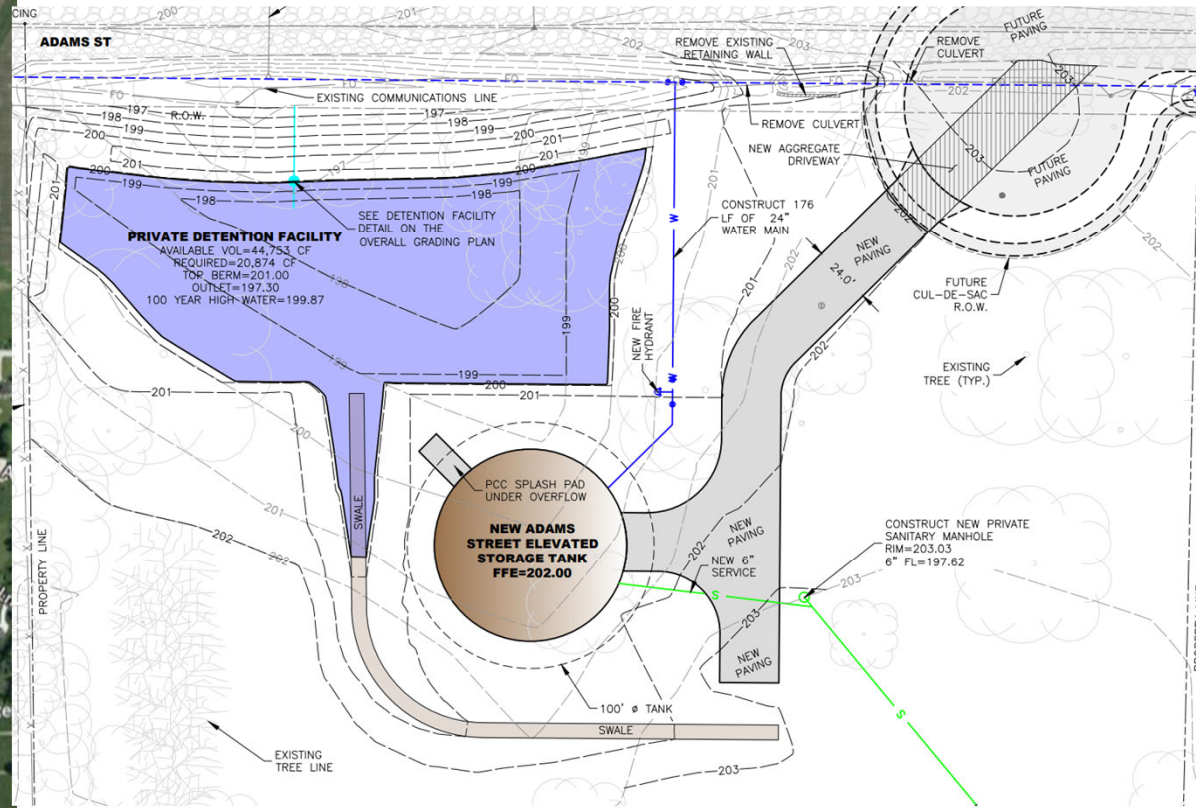
Discussion Item #1 – Chicken Coop/3 Sons Patio Use

- January 3, 1994: Site plan approved construction of center.
- August 10, 1998: Permitted Conditional Use Permit approved allowing use of the patio on a trail basis from August 10th to October 31, 1998, with the following conditions:
 - Back doors of restaurant cannot be propped open
 - Use restricted from 11:00am to 2:00pm Monday thru Friday with food service to cease at 1:30pm.
- Further discussion:
 - restaurant owner offered to install 6' fence around patio; install Honeysuckle trees as additional buffer; service on patio would cease at 10:00pm; and door would remain closed at all times.
 - Residents: some okay with lunch time use; others opposed to even lunch time use as believed use would escalate to other times
- May 29, 1999: meeting with neighbors (various city staff, restaurant owner, property owner & 10 adjacent residents)
 - No resolution on use of patio
- June 20, 2013: Notice of Zoning Violation issued to Legends American Grille
 - Violation of liquor license due to use of patio and outdoor storage of furniture, kegs, boxes on the patio
- April 2019: 3 Sons Restaurant opened (indicated unaware of previous issues with patio use)
- Summer 2020 & Spring 2021: Noise complaints from patio use
- May 26, 2021: Notice to cease use of the patio for any purpose was personally served by Police to the restaurant.

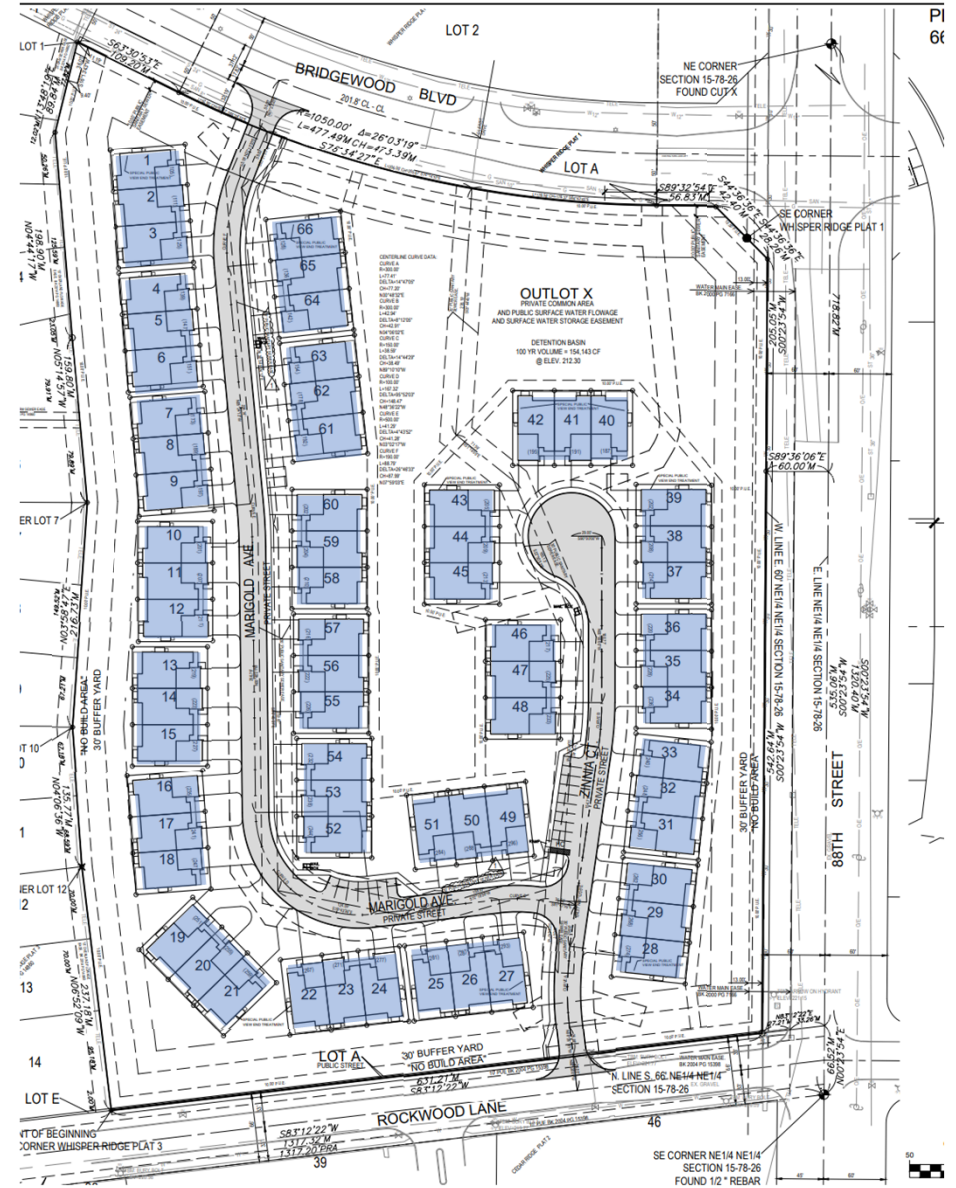
Discussion Item #3 - Indoor Storage Tenant Access Hours

- In 2015, the City modified the City Code, Title 9, Zoning, to allow indoor storage buildings in the Office, Professional Commerce Park and Commercial zoning districts.
- Performance standards were put in place, especially in the Office and Professional Commerce Park districts, to regulate the architecture standards, potential re-use of the buildings, and hours of operation.
- Hours of Operation:
 - The ordinance established that tenant access to the units would be allowed between 7a and 10p. This regulation is different than traditional mini-storage (allowed only in the general and light industrial districts with no regulation of the hours of operation) due to the potential to be adjacent to residential development.
 - With a recent enforcement of those hours, there was a situation where existing tenants accessed their units as early as 6a: presented as commercial business tenants accessing the storage for product and equipment for the day.
 - Staff referred to the noise ordinance for guidance and most activity that is known to generate noise is limited to the same hours of 7a to 10p.
- Staff is questioning whether for the purposes of indoor storage if the hours of operation could start at 6a or 6:30a where the orientation of the access to the building is not towards the residential development.

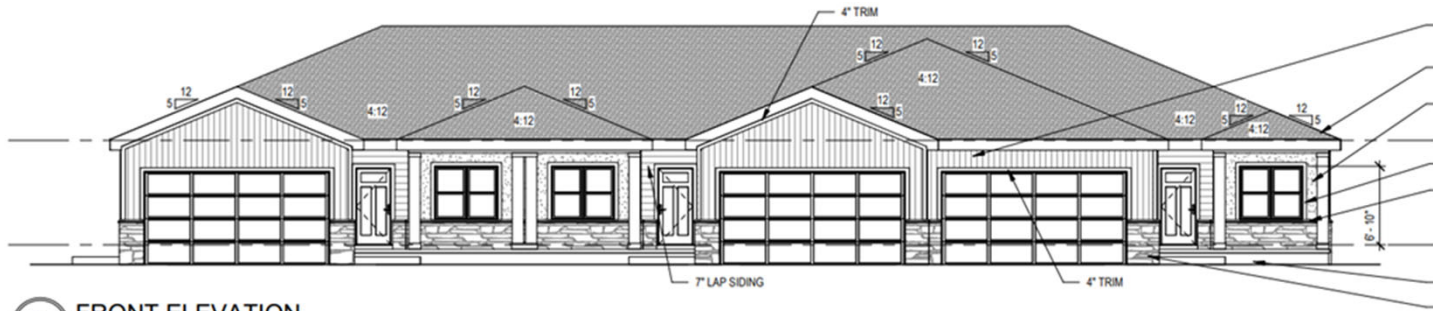
Upcoming Item 'a': Adams Street Elevated Water Storage



Upcoming Item 'b': Platinum Pointe Townhomes



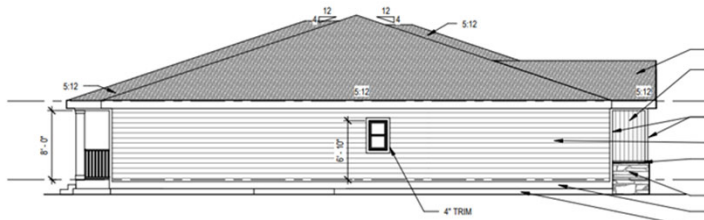
Upcoming Item 'b': Platinum Pointe Townhomes



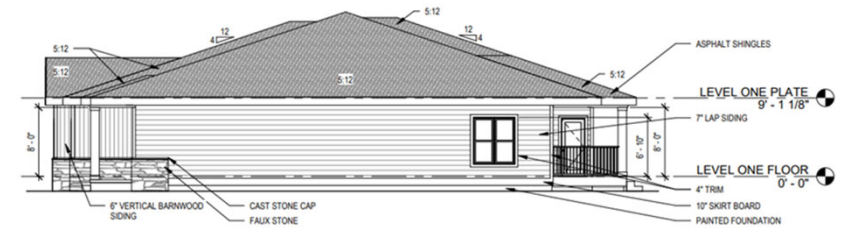
1 FRONT ELEVATION
1/8" = 1'-0"



3 REAR ELEVATION
1/8" = 1'-0"



2 LEFT ELEVATION
1/8" = 1'-0"



4 RIGHT ELEVATION
1/8" = 1'-0"

Upcoming Item 'd': Mill Ridge Plat 5 Revised PP

