

City of Red Bank
Municipal Planning Commission

WORK SESSION AGENDA

May 17, 2022

12:00 pm

Red Bank City Hall

3105 Dayton Boulevard

I. CALL TO ORDER

II. ROLL CALL – Secretary

- ☐ Commissioner Browder
- ☐ Commissioner Luther
- ☐ Commissioner Millard

- ☐ Commissioner Smith
- ☐ Commissioner Skonberg

III. Agenda items for the May 19, 2022 regular planning commission meeting:

A. CONSIDERATION OF THE MINUTES

- 1. March 17, 2022

B. NEW BUSINESS

- 1. Expansion of Meeks Auctions at 5006 Dayton Boulevard
- 2. Discussion of Morrison Springs Corridor
- 3. Pine Breeze Subdivision Final Plat
- 4. Any properly presented new business

C. UNFINISHED BUSINESS

- 1. Design Review of Residential Condominiums at 1109 Dayton Boulevard
- 2. Any properly presented unfinished business

D. OTHER BUSINESS

IV. ADJOURNMENT

City of Red Bank
Municipal Planning Commission

REGULAR MEETING AGENDA

May 19, 2022

6:00 pm

Red Bank Courtroom

3117 Dayton Boulevard

I. CALL TO ORDER

II. ROLL CALL – Secretary

☐ Commissioner Browder

☐ Commissioner Smith

☐ Commissioner Luther

☐ Commissioner Skonberg

☐ Commissioner Millard

III. INVOCATION – Commissioner Millard

IV. PLEDGE OF ALLEGIANCE – Commissioner Browder

V. CONSIDERATION OF THE MINUTES

1. March 17, 2022

VI. NEW BUSINESS

1. Expansion of Meeks Auctions at 5006 Dayton Boulevard
2. Discussion of Morrison Springs Corridor
3. Pine Breeze Subdivision Final Plat
4. Any properly presented new business

VII. UNFINISHED BUSINESS

1. Design Review of Residential Condominiums at 1109 Dayton Boulevard
2. Any properly presented unfinished business

VIII. OTHER BUSINESS

IX. ADJOURNMENT

Hollie Berry
Mayor



Martin Granum
City Manager

MUNICIPAL PLANNING COMMISSION

MINUTES
March 17, 2022
6:00 p.m.
Red Bank Courtroom

I. CALL TO ORDER

Commissioner Browder called the meeting to order at 6:24 PM. (Started late because of the BZA meeting.)

II. ROLL CALL

Commissioner Skonberg called the roll. Commissioners Browder, Luther, Skonberg, Millard, and Smith were in attendance. The Commission's two planning advisors from the Southeast Tennessee Development District (Ashley Gates and Annya Shalun) and the Mayor were also present. Additional attendees are listed on the sign-in sheet.

III. INVOCATION

Commissioner Millard gave the invocation.

IV. PLEDGE OF ALLEGIANCE

Commissioner Luther lead the Pledge of Allegiance.

V. CONSIDERATION OF THE MINUTES

A. February 17, 2022 Meeting Minutes

Commissioner Browder asked for any corrections to the minutes. There were a few corrections. Commissioner Millard motioned to approve the minutes. Commissioner Luther seconded the motion. The motion passed.

VI. UNFINISHED BUSINESS (Moved to first since applicant was present.)

1. Request to Rezone 626 Lullwater Road from R-1 to R-T/Z.

Gordan Hulgan, applicant, was present. Staff explained that this rezoning was approved 2 years ago but expired. Staff still recommends approval. There are no issues with sewer connection and Mr. Hulgan is planning to build his single-family residence in July and live there.

Commissioner Smith motioned to recommend to City Commission to approve the rezoning request. Commissioner Skonberg seconded the motion. The motion passed.

VII. NEW BUSINESS

1. Design Review of Residential Condominiums at 1109 Dayton Boulevard

Applicant withdrew this agenda item. Item will be moved to next month's meeting since only a partial application has been submitted. No action was taken by the Planning Commission.

2. Permitted Residential Uses in the C-1 Commercial Zone

Staff recommends requiring a special exceptions permit for single-family dwellings in C-1 Commercial Zone with three specific conditions:

1. Lot must be an existing Lot of Record, properly recorded at the Hamilton County Register's Office prior to the adoption of the Zoning Ordinance.
2. Lot must be under 8,000 square feet, excluding any portion of the lot that lies within the floodway
3. Lot must abut or be directly across the right-of-way from an existing R-1 or R-1A Residentially zoned property

Commissioner Millard made a motion to recommend to City Council to amend the zoning ordinance to require a special exceptions permit for single-family dwellings in C-1 Commercial Zoning District based on the 3 conditions as written in the staff recommendation above. Commissioner Skonberg seconded the motion. The motion passed.

3. Election of New Officers

Commissioner Smith nominated Commissioner Browder to be Chair of the Board. Commissioner Millard seconded. The motion passed.

Commissioner Browder nominated Commissioner Millard to be Vice-Chair of the Board. Commissioner Skonberg seconded. The motion passed.

Commissioner Smith nominated Commissioner Skonberg to be Secretary of the Board. Commissioner Browder seconded. Commissioner Luther will help with taking minutes. The motion passed.

VIII. OTHER BUSINESS

No other business was presented. Commissioner Smith motioned to adjourn. Commissioner Luther seconded the motion. The meeting was adjourned at 7:02 PM.

The next meeting will be held on April 21st, 2022.

Chairman

(Ordinance No. 524, July 1, 1986)

305.06 Access Control

As regulated in Section 14-204.07 of this ordinance.

305.07 Uses permitted by Special Exceptions Permit by the Red Bank City Commission upon recommendation by the Red Bank Planning Commission

Same as in Section 14-301.06

305.08 Screening Requirements

See Chapter IX, Screening Requirements

305.09 Design Review Requirements

See Chapter X, Design Review Requirements
Applies only to non-residential uses and multi-family uses

305.10 Communications Towers

See Chapter XI, Communications Towers

SECTION 14-306. R-4 Special Zone

306.01(A) Permitted Uses

- (A) Single-family, two-family, and Multiple family dwelling. Single-family dwellings exclude factory manufactured homes constructed as a self-contained unit and mounted on a single chassis. Two-family and multi-family dwellings are permitted only by Special Exceptions Permit from the Red Bank City Commission upon recommendation by the Red Bank Planning Commission
- (B) Lodging, rooming, and boarding houses and short term residential rental units, subject to issuance and maintenance of a short term rental permit, or a "Grandfathered short term rental unit permit" as required by T.C.A. Section 13-7-601, et seq.
- (C) Colleges, schools, and libraries
- (D) Churches
- (E) Social agencies and other non-commercial public and semi-public uses subject to Special Exceptions Permit for Social Agencies if determined

necessary by Red Bank City Commission upon recommendation by the Red Bank Planning Commission.

- (F) Dormitories
- (G) Commercial parking lots except that such uses shall require a Special Exceptions Permit to be issued by the Red Bank City Commission upon recommendation by the Red Bank Planning Commission
- (H) Professional, medical or dental office, and clinics
- (I) Laboratories and research centers not objectionable because of odor, dust, noise, or vibration
- (J) Offices
- (K) Parks and playgrounds
- (L) Home occupations
- (M) Drug stores or restaurants in office buildings.
- (N) Short Term Rental Units, subject to certification and issuance and maintenance of a current short term rental permit.
- (O) Hospitals and nursing homes, except that such uses shall require a Special Exceptions Permit to be issued by the Red Bank City Commission upon recommendation by the Red Bank Planning Commission.
- (P) Mortuaries, except that such uses shall require a Special Exceptions Permit to be issued by the Red Bank City Commission upon recommendation by the Red Bank Planning Commission.
- (Q) Accessory uses and buildings
- (R) Day care homes
- (S) Kindergartens operated by governmental units or by religious organizations
- (T) Day care centers, except that such uses shall require a Special Exceptions Permit to be issued by the Red Bank City Commission upon recommendation by the Red Bank Planning Commission.
- (U) Kindergartens, except for those operated by governmental units or by religious organizations, except that such uses shall require a Special Exceptions Permit from the Red Bank City Commission upon recommendation by the Red Bank Planning Commission.

- (V) Banks and branch banks.
- (W) Animal hospitals and pet cemeteries and associated crematory subject to Special Exceptions Permit from the Red Bank City Commission upon recommendation by the Red Bank Planning Commission.
- (X) Radio, television and motion picture communication towers subject to Special Exceptions Permit from the Red Bank City Commission upon recommendation by the Red Bank Planning Commission. See Chapter XI Communications Towers.
- (Y) Drug or alcohol, penal or correctional halfway houses or rehabilitation centers and other uses similar in character and impact subject to Special Exceptions Permit by the Red Bank City Commission upon recommendation by the Red Bank Planning Commission. See Chapter X, Design Review Requirements.
- (Z) Beauty shops, barbershops and hair salons by Special Exceptions Permit from the Red Bank City Commission upon recommendation by the Red Bank Planning Commission.
- (AA) Assisted and medically assisted living facilities by Special Exceptions Permit from the Red Bank City Commission upon recommendation by the Red Bank Planning Commission.
- (BB) Group homes for intellectually and developmentally disabled persons and persons who are mentally or physically handicapped operated on a non-commercial basis. Group homes are to located in detached single-family residences only. See Section 14-301.01 (K).
- (CC) Group homes for intellectually and developmentally disabled persons or persons who are mentally or physically handicapped operated on a commercial basis subject to issuance of a Special Exception Permit by the Red Bank City Commission upon recommendation by the Red Bank Planning Commission and subject to the same requirements as for the exempt group homes. See Section 14-301.01 (K).

306.01(B) Prohibited Uses

- (1) Uses expressly permitted in any other zoning district unless also Expressly permitted in this zoning district.
- (2) Any commercial or quasi-commercial use or usages except as expressly permitted herein.
- (3) Any industrial uses.
- (4) Any use not closely similar in character and impact as the above specified and allowed/permitted uses including but not limited to

the prohibited uses specified below, provided that the final interpretation of this subsection, if necessary, shall be by the Red Bank City Commission upon recommendation of the Red Bank Planning Commission.

306.02 Height and Area Regulations

- (A) No building shall exceed two and one-half (2 1/2) stories or thirty-five (35) feet in height, except that a building may exceed these requirements provided that for every foot of additional height over thirty-five (35) feet the building shall be set back one additional foot from all property lines.
- (B) The minimum lot size shall be 7,500 square feet, plus 2,000 square feet for each dwelling unit over one. Boarding houses, dormitories, fraternity, and sorority houses shall have a minimum of 10,000 square feet. The minimum frontage shall be 60 feet.
- (C) There shall be a front yard of not less than twenty-five (25) feet.
- (D) There shall be a side yard on each side of the building of not less than ten (10) feet; twenty-five (25) feet on the side street if at an intersection.
- (E) There shall be a rear yard of not less than twenty-five (25) feet.
- (F) If not part of a mixed-use residential development, a single-family dwelling shall be at least 1,200 square feet.

306.03 Off-Street Parking Regulations

Off-street parking shall be provided on the same lot as, or on a lot adjacent to, the building and in accordance with the following:

- (A) There shall be at least two (2) spaces per dwelling unit for duplexes and single-family dwellings. There shall be three (3) spaces for units with four (4) or more bedrooms.
- (B) There shall be at least one and one-quarter (1 1/4) spaces per dwelling unit for apartment. Units with two or more bedrooms shall have one and three-quarter (1 3/4) spaces per dwelling unit.
- (C) For fraternity, society, or boarding houses, one space for every two (2) lodgers or fraction thereof.
- (D) For public uses or other uses with a chapel or auditorium, one space for every four (4) seats in the main auditorium.
- (E) For hospitals and nursing homes, one space for every three (3) beds.

- (F) For all other permitted uses, one space for every 200 square feet of usable floor area, excluding all service areas, such as halls and stairways.
(Ordinance No. 524, July 1, 1986)

306.04 Access control

As regulated in Section 14-204.07 of this Ordinance.

306.05 Screening requirements

See Chapter IX, Screening Regulations

306.06 Design Review Requirements

See Chapter X, Design Review Requirements
Applies only to non-residential uses and multi-family uses

306.07 Communications Towers

See Chapter XI, Communications Towers

SECTION 14-307. PUD Planned Unit Development

307.01 Purpose

The purpose of the Planned Unit Development (sometimes hereinafter referred to as PUD) is to provide the opportunities to create more desirable environments through the application of flexible and diversified land development standards under a comprehensive plan and program professionally prepared. The Planned Unit Development is intended to be used to encourage the application of new techniques and technology to community development that will result in superior living or development arrangements with lasting values. It is further intended to achieve economies in land development, maintenance, street systems, and utility networks while providing building groupings for privacy, usable and attractive open spaces, safe circulation, and the general well-being of the inhabitants.

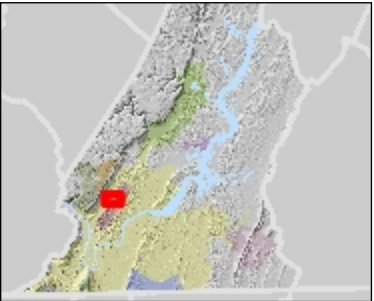
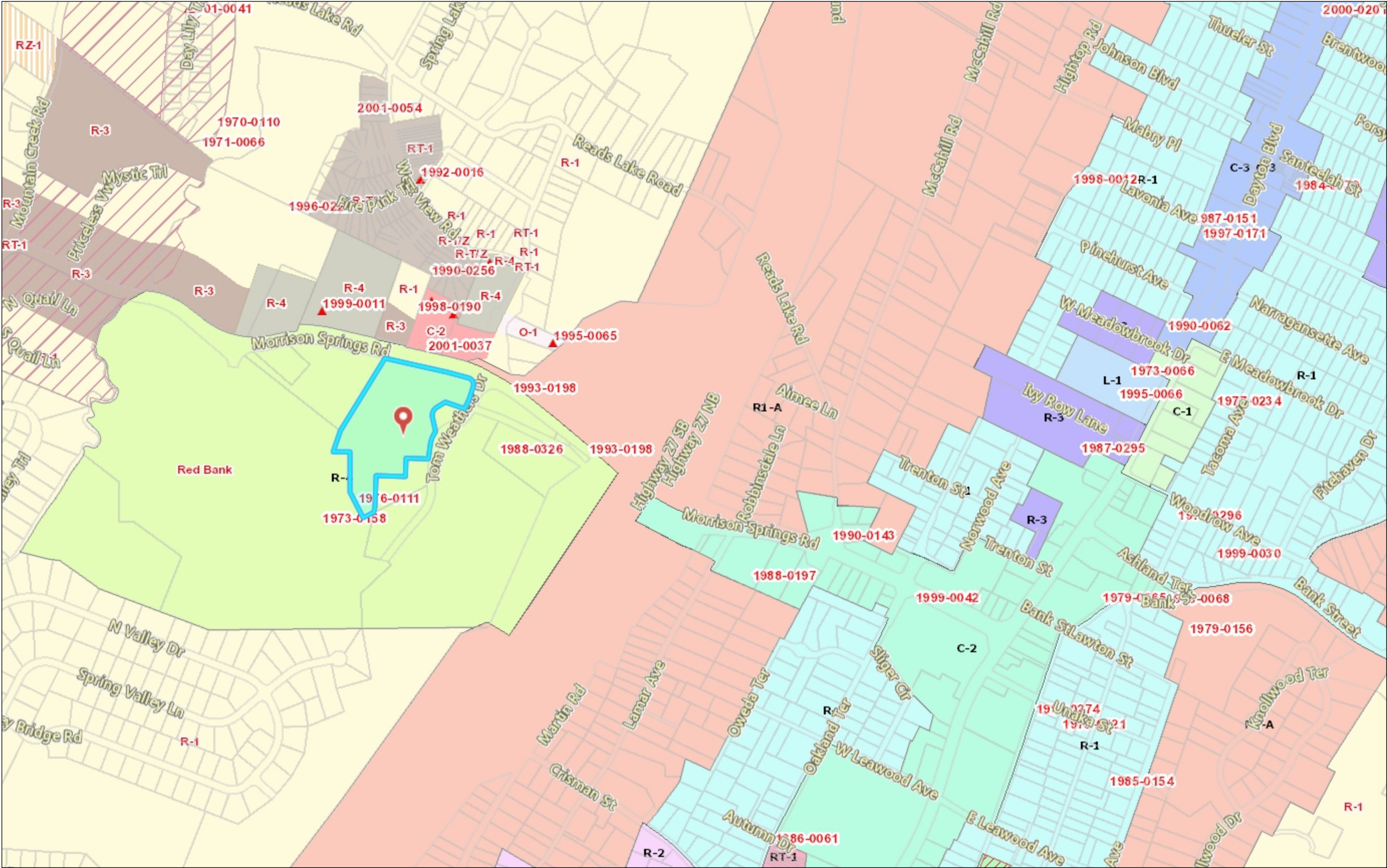
307.02 Zoning Classifications

There shall be two (2) classifications of a Planned Unit Development. A PUD may be located in R-2 or R-3 Residential Zone.

The zoning regulations for Planned Unit Developments in each of the zones are as follows:

- (A) Permitted Uses in all PUD's
 - 1) Single-family dwellings, excluding manufactured homes

GISMO 5



Legend

☐ Parcels

Collegedale Zoning

AG

C-1

C-2

C-3

I-1

MU-BC

MU-TC

PCD

PRD

R-1-H

R-1-L

R-2

R-3

U-1

Red Bank Special Zoning

Red Bank Zoning

C-1

C-2

C-3

L-1

M-1

R-1

R-2

R-3

R-4

R-TZ

R1-A

RT-1

RZ-1

Soddy Daisy Zoning

A-1

C-2

C-3

M-1

M-2

O-1

MH

R-1

R-2

R-2A

R-3

R-3MD

R-5

R-T/Z

TCM

Signal Mountain Zoning

CCD

HCD

HDR

LDR

MDR

OD

PCCD

R-E

RTD

SCD

WWD

Community Commercial District

Highway Commercial District

High Density Residential District

Low Density Residential District

Moderate Density Residential District

Office District

Planned Commerce Center District

Residential Estate District

Residential Townhouse District

Specialty Commercial District

Warehouse and Wholesale District

FBC_Boundary

Short-term Vacation Rentals

Cases Before 2002 Labels

Cases Before 2002

Unknown

10



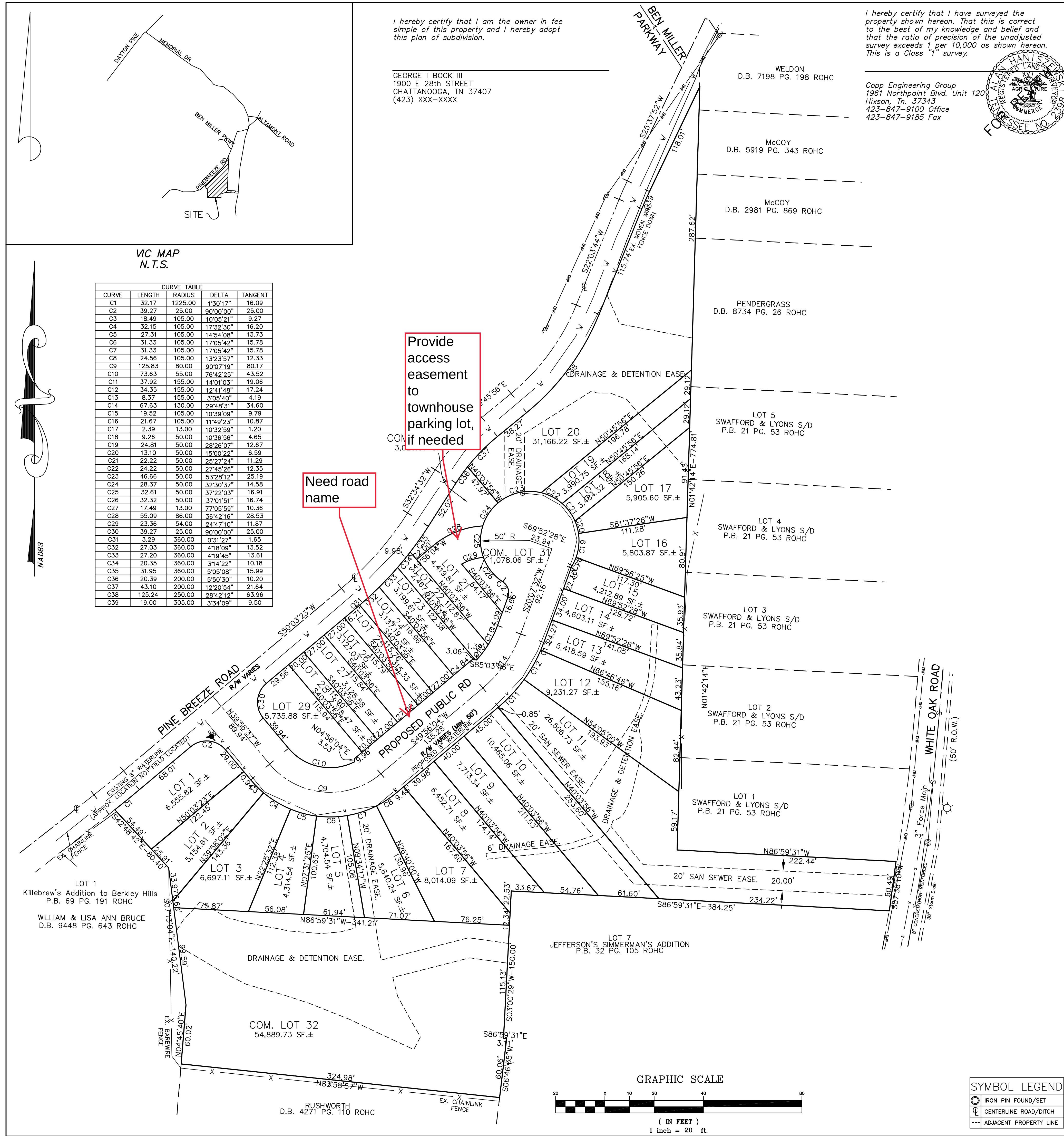
Disclaimer: This map is to be used for reference only, and no other use or reliance on the same is authorized. This map was automatically generated using HCGIS Mapping System. Parcel lines are shown for reference only and are not intended for conveyances, nor is it intended to substitute for a

Conforms to Preliminary Plat and Final PUD

Planning Commission Approval Recommended, subject to required signatures.

Reviews pending: GIS, EPB, WWTa, Fire Department.

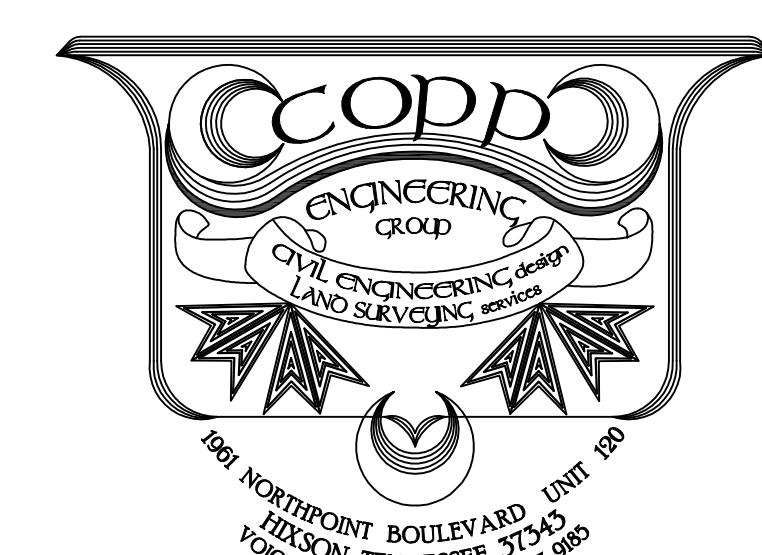
Will need addressing from GIS.



Add
Signature
Block

Zoning is
R-3

- GENERAL NOTES :**
- Zoned : RT-3
 - This plat subdivides D.B. 9972 Pg. 123 ROHC
 - This plat is developed in accordance to the design standards of the Red Bank Subdivision Regulations.
 - Area Subdivided : 6.56 Acres ±
 - Local Government does not certify that utilities or utility connections are available.
 - Tax Map #126E B 013, 014, 015.01, & 020
 - The Government of Red Bank is not responsible to construct or maintain drainage easements or gravel drives.
 - A 5' private drainage easement shall be reserved along the inside of all side & rear lot lines, except that a 10' private drainage easement shall be reserved along the lot lines that are the exterior boundary, except along Lullwater Road. These drainage easements are automatically abandoned if two or more lots are combined or used as one lot, or if no setback is required.
 - Per FEMA FIRM No. 47065C0327G dated 02/03/2016 this property is not located in 100 year flood area.
 - Public Sanitary Sewer are available by HCWWTA.
 - Source of water: TN American
 - No building permit is to be issued for a residential, commercial, or industrial building on the "Community Lot". The "Community Lot" is to be used for recreational purposes only. The maintenance of the "Community Lot" is to be assumed by the developer until the lot is deeded to the home owners in the subdivision, or to the homeowners association.
 - There is a 10' Power & Communications Easement along all public roads.



PRELIMINARY PLAT

Change to
Final Plat

PINE BREEZE S/D	
LOTS 1-32	
THIRD CIVIL DISTRICT HAMILTON COUNTY, TENNESSEE	
Date : 07/29/20	Drawn : DUSTIN
Scale : 1"=50'	Checked : AH
COPP ENGINEERING GROUP	
1961 Northpoint Blvd. Suite 120 Hixson, In. 37343 (423) 847-9100 Office (423) 847-9185 Fax	
Dwg. No. Pinebreeze Road PINEBREEZE 2020.dwg	

SYMBOL LEGEND	
○	IRON PIN FOUND/SET
—	CENTERLINE ROAD/DITCH
---	ADJACENT PROPERTY LINE

City of Red Bank
Municipal Planning Commission

DESIGN REVIEW STANDARDS CHECKLIST

PEDESTRIAN ZONE

Description: This is the area between the Public Right-of-Way and the Building Zone. It includes the sidewalk, storefront area (where applicable) and tree plantings. It may also contain transit stops.

Element	Exceptions	Design Standard	Description	Y/N
Sidewalks	Existing sidewalks measuring at least 5-feet wide do not have to be altered in width.	Sidewalks must be installed and must be designed to meet current ADA Accessibility requirements.	Need to confirm width of sidewalks is 5 feet	?
	Deviations from the standards listed may be approved by the Planning Commission or City Manager or his/her designee if necessary for sites with steep slopes or other limiting physical characteristics, and for alternative designs that are judged to meet the intent of the Design Review Ordinance.	All intrusions, such as benches or landscaping, shall maintain a pedestrian lane measuring at least 5 feet wide		n/a
		Unless otherwise required or where larger plaza areas are provided, sidewalk dimensions and paving material shall be consistent with street frontage improvements of adjacent developments.		n/a

PEDESTRIAN ZONE

Element	Exceptions	Design Standard	Description	Y/N
Street Trees	Frontage on streets other than Dayton Blvd., Ashland Terrace and Morrison Springs Drive are not required to have street trees. Where terrain, existing lighting or drainage facilities interfere, a variance may be requested.	Street Trees will be installed in front of all new development, if applicable, on Dayton Boulevard, Ashland Terrace and Morrison Springs Drive to the maximum extent practicable.	The shrubs in lieu of trees meets the requirements. PC should review species.	Y
		Street trees shall be planted along the right-of-way and Pedestrian Zone between the property lines at least every thirty- five (35) linear feet to the maximum extent practicable.		n/a
		Street trees within the Pedestrian Zone may be located in tree pits with grates or in a continuous planting strip with other plant material.		n/a
		Street tree locations shall be coordinated with the street lighting and utility plans to minimize interference.		n/a
		Street trees planted along Dayton Boulevard, Ashland Terrace, and Morrison Springs should be Yoshino Cherry. All others shall be of a type and size prescribed in Chapter IX of the Red Bank Zoning Ordinance or approved by the Planning Commission or City Manager based on compatibility with the urban street system.		n/a

PEDESTRIAN ZONE

Element	Exceptions	Design Standard	Description	Y/N
Lighting	Applicable only to new development. Existing lighting that is fully functional may be utilized.	Street lighting will be installed in front of all new development on Dayton Boulevard to the maximum extent practicable.	There is existing street lighting.	n/a
		Street lights along or within the Pedestrian Zone shall be of the same design, type, spacing and mounting height and shall consist of lamp top post lighting matching the existing lamps.		n/a
		New lighting in the Pedestrian Zone shall be aligned with the street trees and parallel to the edge of the public right-of-way.		n/a
		Exterior lighting shall be equipped with full cut- offs to direct light downward and to minimize glare, shadows, night sky pollution, and excessive light levels.		n/a
Curb Cuts	Existing curb cuts that do not need to be consolidated, as determined by the City Manager, do not require plans to be submitted.	The consolidation of multiple existing curb cuts may be required by the City of Red Bank.	Existing curb cuts will be utilized.	
		Curb cut permits are required with engineered stamped plans.	All alterations to be reviewed by Public Works.	
Storefront Area	Storefront Area between the sidewalk and building is permitted but not required . When included in the plan, it must meet requirements.	The Storefront area shall include outdoor dining, public space with seating, and / or enhanced pedestrian entrances that connect buildings with the Pedestrian Zone.		n/a

PEDESTRIAN ZONE

Element	Exceptions	Design Standard	Description	Y/N
	Exceptions to the maximum width requirement may be granted when existing buildings are utilized. The following are not permitted in the Storefront Area: a. Parking b. Chain link or slat fence c. Drive lanes d. HVAC equipment e. Dumpsters or similar containers	3. The Storefront Area shall be a maximum of eight (8) feet in width. Larger storefront areas may be approved by the Planning Commission or City Manager or his/her designee for renovations that are permitted to exceed the maximum building setback requirements in Chapter IV, Section B of the Design Review Ordinance.		n/a

BUILDING ZONE

Description: The Building Zone is the location of the primary structure, and located between the Pedestrian Zone and the Parking Zone. Existing buildings and parking areas may remain in their existing location.

Element	Exceptions and Notes	Design Standard	Description	Y/N
Setback and Orientation	Exceptions to setback requirements in the Building Zone can be made under the following circumstances: a. Exceptions due to steep slopes or other challenging physical site characteristics b. A specific design due to the style or development type approved by the Planning Commission or City Manager that meets the intent, objectives and principles of the Design Review Ordinance. c. Exceptions approved by the Planning Commission or City Manager where the reuse of a preexisting building precludes the maximum setback. In these cases additional mitigating landscape area and planting could be required. d. Multi-family developments shall be exempt from setback standards listed in this Building Zone section. Front setback requirements in the Red Bank Zoning Ordinance may be increased or reduced by the Planning Commission or City Manager to meet the intent of the Design Review Ordinance.	New buildings must be setback minimum of seven (7) feet and a maximum of twenty-five (25) feet from the public right-of-way of any street.	Multifamily developments are exempt.	N/A
		New buildings must be setback zero (0) feet from the back of the sidewalk , unless a Storefront area with a maximum width of eight (8) feet is provided between the Sidewalk and the Building Zone.	No Storefront.	n/a
		For any building adjacent to a public street, a primary pedestrian entrance shall be provided that is easily visible from the public right-of-way. If the building has more than one side adjacent to a street, such as a corner-lot building, only one side of the building facing the street is required to have a pedestrian entrance.	As per Ashley's initial request, there is a sidewalk connection to Frontage Street.	Y

BUILDING ZONE

Element	Exceptions and Notes	Design Standard	Description	Y/N
Building Façade	Complete metal buildings must be approved by both the Planning Commission and Board of Commissioners. Building facades should be designed for compatibility with other adjacent structures located close to the street.	Facades visible from the public right-of-way shall include two or more of the following architectural features: a. awning, canopy or marquee, b. balconies, c. projecting cornices, d. recessed entrances or bays, e. arcades, f. wall mural, or g. Other architectural elements approved by the Planning Commission or City Manager.	Includes balconies & recessed entrances	Y
		No single approved material (excluding glass) shall exceed seventy (70%) percent of the exterior building wall(s) that is visible from a public right-of-way and shall be comprised from the following alternative materials: factory-primed fiber-cement lap siding, glass, brick, stone, hard coat stucco, pre-cast concrete, architectural metal panels, and faux stone, and other materials as approved.		Y
		Does not contain prohibited materials visible from public right-of-way: flat metal or corrugated tin or zinc coated siding, vinyl (or similar) siding, and unpainted/untreated concrete block. Commercial zones only.	May contain prohibited materials. Need review by building inspector.	?

BUILDING ZONE

Element	Exceptions and Notes	Design Standard	Description	Y/N
Façade Transparency	Specific alternative designs may be approved by the Planning Commission or City Manager. Tinted or reflecting glass is discouraged.	Retail Buildings: façades facing the public right-of-way shall have at least thirty percent (30%) of the façade area comprised of clear vision glass at the ground level		n/a
		Non-Retail Building: façades facing the public right-of-way shall have at least twenty percent (20%) of the façade area comprised of clear vision glass	Meets Requirements.	Y
Massing	Articulation not required for facades less than 30 feet or not visible from the right-of-way. Horizontal articulations in buildings, such as building step-backs or rooftop balconies, are encouraged.	Façades longer than thirty (30) feet and visible from public right-of-way shall be broken down into smaller units through the use of articulation. Articulation may include: a. offsets, b. recesses, c. staggered walls, d. stepped walls, e. pitched or stepped rooflines, f. overhangs, or g. other elements of the building's mass.	Includes stepped rooflines & overhangs.	Y
		Building height shall be compatible with the height of neighboring buildings that are built close to the street.	3-story storage unit facility nearby.	Y
Roof Expression	Multi-family developments are exempt from Roof Expression standards. Residential roof styles, including hipped and gabled roofs are discouraged.	Buildings should include extended parapets, projecting cornices, or similar features that define the top of the building and create a prominent edge when viewed against the sky.	Multi-family developments exempt.	N/A

BUILDING ZONE

Element	Exceptions and Notes	Design Standard	Description	Y/N
	Active roofs with gardens and outdoor seating are permitted. Parapets should be extended and embellished.	Mechanical equipment located on roof tops shall be screened from the public right-of-way.	Multi-family developments exempt.	N/A

PARKING ZONE

Description: New or existing parking facilities. Parking requirements are stated in the Red Bank Zoning Ordinance section 14-496. Shared parking agreements between adjacent developments are encouraged as a method to meet these requirements.

Element	Exceptions and Notes	Design Standard	Description	Y/N
Parking Lot Location	Requirements for the parking lot location is only for new parking lots. Other locations of parking may be approved by staff or the Planning Commission based on the development style and use.	Located to the rear of any building with the exception of preexisting buildings. If new parking with 50 or more parking spaces cannot be accommodated to the rear of the building , parking on the side of the building may be permitted if screened from the public right-of-way.	68 parking spots.	N
		New parking lots for new construction shall not be located between a building and the street, unless otherwise approved.	Staff recommends variance approval due to location of existing utilities and easements. Variance may be approved by the Planning Commission.	N
Parking Lot Screening	Applies to new and existing parking lots Lots with fewer than 50 spaces are exempt from screening requirements	All new surface parking lots and existing parking lots having 50 or more parking spaces fronting the public right of way shall be screened parallel to the edge of the Pedestrian Zone.	Existing fence/retaining wall may count as screening.	Y
		Screening shall have a minimum height of three (3) feet and a maximum height of six (6) feet above grade.	Existing fence appears to be under 6 ft.	Y
		Screening shall consist of: - a decorative masonry wall - landscaping - Or a combination of a decorative fence and landscaping	There is an existing retaining wall and decorative fence. There are plans for shrubs along Dayton Blvd.	Y
		Landscaping shall consist of evergreen plantings and/or green screens prescribed in	Dwarf Japanese Cedar is considered an evergreen	N

PARKING ZONE

Element	Exceptions and Notes	Design Standard	Description	Y/N
		Chapter IX of the Red Bank Zoning Ordinance or approved alternatives.	species. Species not listed in Zoning Ordinance, should be reviewed by Planning Commission.	
Parking Lot Landscaping	Applies to all commercial zones.	Minimum of one (1) tree for every twenty (20) spaces.		Y
	Parking lots with fewer than 50 spaces are exempt.	Adjacent aisles shall be divided by landscaped islands that break parking areas into blocks to the extent possible.	6 landscaped islands	Y
		Parking lot landscaping should incorporate best management practices (BMPs) for storm water and other green infrastructure into the design are encouraged to reduce storm water runoff and pollution. Applicants should refer to the Hamilton County Water Quality Manual for guidance on appropriate storm water BMPs for their site.	No drainage plans submitted. Will be reviewed by Hamilton County Water Quality since the site is 1.36 acres.	?
Parking Lot Lighting	Existing lighting structures, fixtures and bulbs are exempt from these standards.	All New lighting fixtures and bulbs shall be LED, shielded if necessary, equipped with refractors, or placed indirectly to prevent stray upward light or direct light causing glare.	Includes 4 pole lights around perimeter, 14 façade mounted lights. All lights are LED shielded lights.	Y
	Special interest and accent lightings are encouraged to be integrated with landscaping and streetscape features.	New pedestrian-scale lighting should be provided on the walkways, parking lots and open spaces consistent with the character of the development.	Further review needed by building inspector.	?

PARKING ZONE

Element	Exceptions and Notes	Design Standard	Description	Y/N
		Parking lot lighting shall be appropriate to create adequate visibility at night and evenly distributed to increase security. Parking lots must have a minimum illumination of 0.8 foot-candles at the ground level.	Further review needed by building inspector.	?
		New Parking lot lighting structures shall not exceed a height of twenty (20) feet.	Height not specified.	?
Service Equipment Areas	Applies to <u>all</u> commercial zones.	Dumpsters, loading areas, mechanical equipment, outdoor storage areas, and other utilities readily visible from the public right-of-way shall be screened from public view to the maximum extent practicable. Screening shall consist of an opaque wall, fence, or other approved screening method.	Mechanical screening not shown.	?
	Dumpsters shall be screened according to Screening Requirements found in the Red Bank Zoning Ordinance.			
	Chain link fences or slats of any material shall not be permitted.	The height of the screen shall be a minimum of six (6) feet, and of such height adequate to completely conceal a dumpster or equipment.		Y
		Screen wall and fence materials shall consist of masonry, stucco, stone, wood, or decorative architectural metal or other approved designs and materials.	Masonry & wooden cedar planks are used as screening and fencing.	Y

PARKING ZONE

Element	Exceptions and Notes	Design Standard	Description	Y/N
		Landscaping, including shrubs, trees, perennials, or green screens, shall be added to screening to soften the appearance of screening walls or fences.		Y
Fences, Walls and Screening	This section applies to all commercial zones. Chain link and slate fencing is not permitted to screen properties from the public right-of-way.	All new surface parking lots and existing parking lots that have 50 or more parking spaces that front the public right-of- way shall be screened from view.	Screened with fencing & shrubs.	Y
		A wall, fence, or hedge that screens property from the public right-of-way should have a maximum height of 6 feet.	Fence is under 6 feet.	Y
		Long stretches, over twenty (20) feet, of fencing or blank wall without intermittent elements such as posts or columns shall be avoided.	Fence has posts at regular intervals. Retaining wall has no posts or columns, but is stepped.	Y
		Walls and fences should be compatible with the architectural style, materials and colors of the principal building.	There is a black metal fence above the retaining wall. Appears compatible with proposed design.	Y

SIGNAGE

Description: All signage, including those attached to the building and freestanding signs. All signs must conform to the Sign Ordinance, as enacted or subsequently amended.

NOTE: Approval of the development design does not constitute approval of the proposed signs. All applicants must apply for a sign permit.

Number of proposed building signs: _____

Number of proposed freestanding signs: _____

Proposed signs included in submitted plans? (Y/N) N

Staff Notes:

Signage plans have not yet been submitted.

NATURAL FEATURES

NATURAL FEATURES

Description: Design standards and requirements that relate to trees, vegetation, terrain and waterways.

Element	Exceptions and Notes	Design Standard	Description	Y/N
Tree Survey / Plan	A tree survey is required when the development will disturb existing vegetation that includes trees larger than 6 inches in diameter.	On sites with existing mature trees, at least a third (33%) of specimen trees shall be preserved or transplanted on site, to the maximum extent practicable. For purposes of this section, "specimen" trees include the following: a. Deciduous trees with twenty inch (20") minimum diameter at breast height (DBH) b. Evergreen trees with twenty inch (20") minimum DBH; c. Groups or stands of seven (7) or more trees with a minimum DBH for each tree of six inches (6").		n/a
		Specimen trees in appropriate locations, such as along drainages and along the perimeter of the site may be used to fulfill landscaping or buffering requirements under the Design Review Ordinance.		n/a
		Any existing vegetation or non-specimen trees that are in appropriate locations, in sufficient quantities, and of acceptable quality to be used to fulfill landscaping or screening requirements under the Red Bank Zoning Ordinance, shall be preserved to the maximum extent practicable.		n/a
		Tree Protection during Construction: a. Specimen trees shall be protected during construction with the erection of barrier fencing. b. Specimen trees shall be identified during construction by red flagging or red paint		n/a

NATURAL FEATURES

Element	Exceptions and Notes	Design Standard	Description	Y/N
		c. Grading shall be avoided within the root area or drip line of any existing preserved trees.		
Tree Survey / Plan		Tree Replacement: If a specimen tree flagged for preservation is removed or substantially damaged during clearing, grading, or construction, the developer shall replace the removed or damaged tree with a new tree(s). Replacement trees shall be the same or similar species to the trees removed or damaged, or alternately a species native to Hamilton County and approved by the City. For every one inch (1") of tree caliper removed or damaged, the applicant or developer shall install one inch (1") of replacement tree caliper.		n/a
Protection of Natural Features		Site plans shall show natural features, including stream corridors and wetlands, steep slopes, and existing trees.	Shows slope of retaining wall.	Y
		Applicants shall show evidence of compliance with all applicable federal, state, and city laws and regulations related to preservation and protection of stream corridors and wetlands.	No stream corridors or wetlands on site	N/A
		Development should be avoided on steep slopes.	Not developing on a slope.	Y
		Development within the floodplain should be avoided.	Not developing in a floodplain.	Y
		Storm water runoff and pollution should be mitigated with the use of storm water management best practices. Applicants should refer to the Hamilton County Water Quality Manual for guidance on appropriate Storm water BMPs for their site.	Will be reviewed by Hamilton County.	Y
		Storm water retention and detention ponds should be located so as to not be visible from the public right-of-way.	No retention/detention ponds.	n/a

NATURAL FEATURES

Element	Exceptions and Notes	Design Standard	Description	Y/N
		Buildings, parking areas, and other structures should be set back from natural features a sufficient distance to ensure their continued quality and natural functions.		n/a

Summary of Review:

Plans appear to meet all requirements except the following:

1. Parking is located between the building and the street. Staff recommends approving this variance due to the location of existing underground utilities and easements.
2. Sign plans not yet proved. Signs may be reviewed and permitted separately.
3. Screening of mechanical equipment not shown. If visible from the right-of-way, screening should be reviewed by the Planning Commission prior to installation.