

## Legislation Details (With Text)

**File #:** 18-3709      **Version:** 1      **Name:** Screen Wall: Golden Chick  
**Type:** Agenda Item      **Status:** Passed  
**File created:** 9/20/2018      **In control:** City Council  
**On agenda:** 10/1/2018      **Final action:** 10/1/2018  
**Title:** Conduct a public hearing and consider action regarding a request from Chris Frerich on behalf of Golden Chick, to substitute a living screen for a required eight-foot-tall long-span precast masonry screening wall on the north 130 feet of the east property line of property located at 120 West Cartwright Road.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Staff memo & maps

Date	Ver.	Action By	Action	Result
10/1/2018	1	City Council	Approved	Pass

Conduct a public hearing and consider action regarding a request from Chris Frerich on behalf of Golden Chick, to substitute a living screen for a required eight-foot-tall long-span precast masonry screening wall on the north 130 feet of the east property line of property located at 120 West Cartwright Road.

Golden Chick proposes to construct a restaurant on a parcel to be subdivided from a larger parcel. The entire parcel is zoned R-1, Single-Family Residential. The applicant has also submitted a rezoning request to General Retail (GR) for the proposed Golden Chick site but not for the remainder of the parcel that lies to the east. Therefore, a masonry screening wall would be required along the new property line separating the proposed GR district from the remaining residentially zoned portion of the property. The applicant is requesting a substitution to allow a living screen along the property line instead of a masonry wall. A masonry wall will be installed at the rear of the property where it abuts existing single-family homes.

The City Council may waive, defer or approve a substitute for the masonry screening requirement if it finds that screening and/or buffering is impractical or unnecessary. Staff believes that a living screen will provide adequate screening in this circumstance.

**Recommended/Desired Action**

Following the public hearing, staff recommends approval.

**Attachment(s)**

Staff memo & maps

**Drafter**

Jeff Armstrong

**Head of Department**

Jeff Armstrong