

Legislation Text

File #: 18-3709, **Version:** 1

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