



Agenda Memo

March 20, 2018

TO: Honorable Mayor and City Council

FROM: Jessica Rees, City Planner

VIA: Patrick Baugh, Community Development Director

SUBJECT: Consider a request by Jo Heinz with DLR Group, representing property owners Nancy and Clint Carlson, for a Special Use Permit at **7045 Vassar** under Section 16-103(3) of the zoning ordinance that allows for a noise abatement provision to be installed on high traffic thoroughfares.

BACKGROUND:

Owners of 7045 Vassar Avenue are requesting a Specific Use Permit to allow for a masonry wall to extend into the required front yard along the side property line. The side yard for this property abuts Lovers Lane, therefore a fence/wall may be constructed along Lovers Lane, however; the zoning ordinance does not allow the fence/wall to extend into the required front yard unless a Specific Use Permit is granted.

Section 16-103(3) of the zoning ordinance states that a noise abatement provision is available for properties that abut high traffic thoroughfares. Since Lovers Lane is listed as a high traffic thoroughfare, this Specific Use Permit may be granted to allow the sound buffer to extend 70' 6" into the required front yard (full depth to property corner). The proposed wall will be set back 26' 5" from the curb, 8' high and constructed of concrete blocks faced with smooth black stucco along with a façade greenery support system with live Ivy plantings. Visibility triangle areas will be maintained.

The attached site plan illustrates the location and details for the wall. Upon conclusion of a public hearing and discussion at a regular meeting on February 13, 2018, the Planning and Zoning Commission recommended that the City Council approve the Specific Use Permit.

NOTIFICATION:

A public notice was published in the Park Cities News on February 1st 2018, and notices were mailed to owners of real property within 200 feet of the subject tract. At the time of this report, one opposed response and five responses in favor of the request were received. These responses are attached. Staff will provide an update on responses at the meeting.

RECOMMENDATION:

Staff concurs with the Planning and Zoning Commission and recommends approval of the Specific Use Permit for a sound attenuation wall along Lovers Lane in the front yard of 7045 Vassar.

ATTACHMENTS:

Application
Proposed Amending Plat
Site Plan and Wall Details
35' Site Triangle Exhibit
Summary of Responses
Ordinance