

DEVELOPMENT REVIEW COMMITTEE
Boozehounds 5501 S. Orange Avenue
Meeting Minutes October 23, 2019

Attendees:

Chris Rader, Liaison Member
Bea L. Meeks, City Clerk
Sandy Riffle, Deputy City Clerk
John Freeburg, Police Chief
Allen Lane, P.E., CPH
Ellen Hardgrove, AICP City Planner

Applicants:

Paul Jaszczenski
Lainie Pekich
Solange Dao, Dao Consultants

City Clerk Meeks opened the meeting at 1:00 pm and confirmed attendees, including staff and applicants. City Clerk Meeks clarified that the purpose of this meeting is to address Use.

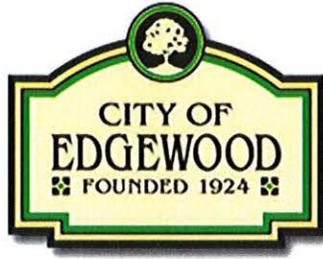
Council Member Rader moved to approve the minutes; Second by Chief Freeburg. Minutes approved (5/0).

Planner Hardgrove began the review. Following are the abbreviated minutes with major points of the DRC meeting discussion:

- Correct the site-plan due to an error in the current deed. Review the deed from 1980.

Parking and Landscape Requirements

- Landscape code requires seven feet of landscape buffer on the east side. There must be enough parking spaces, and the design is tight. Must meet Orange County fire code.
- Identify patron use area for the parking calculations. There will not be a high turnover; people will stay.
- City Clerk Meeks said she needs the layout of anywhere alcohol is served when requesting zoning clearance by the City.
- Discussed parking rental agreements with nearby businesses. Mary Jess Road is not an arterial road but would need a crosswalk if parking across the street is pursued.
- Redevelopment could change the availability of parking access from other businesses. Business Tax Receipt (BTR) renewal could be conditioned with parking agreements each fiscal year.
- Deputy City Clerk Riffle will provide a sample parking agreement to Ms. Dao.
- Other suggestions would be to apply for a variance from the 300 feet requirement and parallel parking on Mary Jess Road. Chief Freeburg cautioned that parallel parking could be an issue on this road as it has more traffic incidents.



- Council Member Rader would prefer a different layout to meet the form of the ECD at the street. There are standards for the “back” part.
- Planner Hardgrove said a build-to line of 15 feet would be supported. Ms. Dao said they meet the frontage.
- Mr. Jaszczenski stressed that a single point of entry is important because of membership and dog security.
- Ms. Dao said they would get a lighting plan for nighttime in the park.

Ground cover and site drainage

- The plan includes artificial turf with gravel underneath for draining. Discussed perviousness and aesthetics.
- Drainage is key so that there is no standing water. There is a pond to fill if water is not percolating fast enough. Ms. Dao will look at it again.
- Council Member Rader said he needs a stormwater calculation.

Waivers and Variances

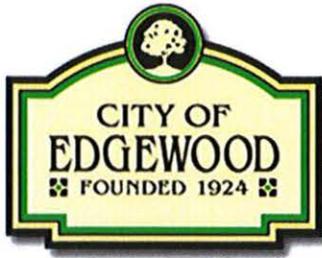
- Require variances for the dumpster (code) and parking.
- The applicant can submit the site plan at the same time, but the variances may not be approved. Council Member Rader said there could be a lesser plan set for the variances if they are submitted on their own. Planner Hardgrove said a site plan would be needed with the waivers for Council to see what the applicant wants to do.
- Proposed waivers are, at least, as follows: rear building, building design, primary entrance, and fence height.
- Ms. Dao said they would submit variance applications and wait before they submit the full development plan.

Site Plan

- Planner Hardgrove reminded the applicant to include signage on the submittal.
- Planner Hardgrove asked for details on the fencing.
- Council Member Rader said there are two issues with the width and height of the building, and they may want to consider a façade. Ms. Pekich said the original façade was going to be bigger and wider than the container. Mr. Jaszczenski said they could put a fake roof to get the height.
- Planner Hardgrove asked if a façade wall presents a crime issue, and Chief Freeburg said it does not.

- Ms. Peckich asked about screening as the patrons watching the dogs would be looking into the sun. Planner Hardgrove said she does not want a screen of bamboo on Orange Ave.
- Planner Hardgrove stressed the importance of an accurate plan. Council Member Rader suggested providing details and how they meet or mitigate ECD requirements. The site plan review later will require all the details.

Chief Freeburg left the meeting at 3:01 pm.



Council Member Rader recommends the requested waivers are up to the applicant and emphasized his concern for setting precedence. If a variance request is very site specific, the application would include how unique this project is.

Having no more discussion, the DRC Meeting was adjourned at 3:07 pm.


Sandy Riffle
Deputy City Clerk

Approval Date: 11/18/2020