Welcome/DRC Meeting Overview

New Business: 680 Hamilton Avenue SE – FLIPPO CIVIL DESIGN
The property is zoned MR-4A-C. The project will consist of a 270-unit multi-family development, 9,000SF of integrated commercial/retail space, 297 parking spaces and 30 bike parking spaces on a 5.97-acre lot.

Applicant(s): Paul Flippo - paul@flippocivil.com

Requested Variation(s):

1. Section 16-36.013 (4) “Supplemental Zone” - Walls shall not exceed 24 inches in height unless existing topography requires a retaining wall of greater height.

   Introduce a building retaining wall exceeding 24” in height along the east portion of the south-facing facade of Building B due to topographic restrictions of Hamilton Avenue.

2. Section 16-36.012 (4) “Sidewalks” and Section 16-36.013 “Supplemental Zone- 5’ furniture zone, 10’ clear zone, and 5’ supplemental zone

   Eliminate the required streetscape requirements along Gress Avenue (if verified to be a public right-of-way rather than a private drive) due to the presence of an existing vehicular drive that currently provides access to 650 Hamilton parking, and to discourage pedestrian access to the dead-end of Gress Avenue.

3. Section 16-36.011 (4) “Site Limitations” - Public or private access paths to connect to any existing or proposed greenway trails including the BeltLine, shall be built to a minimum paved width of 15’—0” for two-directional bicycle and pedestrian use.

   Request to reduce the width of the connection.