

Planning and Zoning Commission – EXCERPT MINUTES Monday, February 4, 2019

1. Zoning Ordinance Update-West Olive Corridor

Mr. Jaggi said they were proposing the Planned Districts remain the same. He said the report shows a few areas where they do have suggestions for changes.

There was some discussion on names for zoning districts.

Ms. Kelly said due to the prior discussion on setbacks, the current zoning would mostly remain the same, but have slightly different setbacks.

Ms. Kistner said there is some usefulness in keeping consistency with the district names.

Mr. Myers asked about the MX district.

Ms. Kelly said it would likely be renamed. She said she needed to do some research as there may be deed restrictions.

Mr. Jaggi said the challenge is that people will question why changing now and think that some would be down-zoned to fit in better.

Mr. Magruder asked if it would affect property value.

Mr. Jaggi said it could, but that was not the intention.

Ms. Kistner asked if the property owners would be invited to discuss the changes.

Mr. Jaggi said they would at some point.

Ms. Kelly talked about setbacks. She said depending on the zoning the setbacks could vary between 50-80 feet. She asked if the commission would like to have a minimum required setback for consistency.

There was some discussion about specific centers.

Mr. Jaggi said it is important to ask if it is necessary to have a consistent setback. He said it would be a long-term process to get to such a result.

Mr. Myers said it would be nice to honor the principle and keep the long-term goal in mind. There was some discussion about what the tenants wanted in regarding parking and whether some flexibility could be given to the setbacks.

Mr. Carney said in some places parking in the back could be encouraged.

Mr. Jaggi said there was language that could be added in to encourage a variety in frontage.

Mr. Rovak asked if it would create a hardship for the developers.

Mr. Jaggi said it was hard to determine who the owner would be and who it would affect.

Mr. Jaggi said he didn't see as much change occurring in this area in comparison to East Olive.