

1. Zoning Ordinance Update - East Olive Corridor

Mr. Jaggi went over comments he had received from members of the commercial real estate/development businesses. He said their comments emphasized the city should encourage redevelopment.

He said they had reached out to design colleagues regarding site coverage bonuses. He said they created tiers with categories to make it more readable.

Mr. Jaggi said they would codify the discussion points. He said the table could be used in other areas as well.

Ms. Kelly said they would like to specifically go over drive thru's in this district.

Mr. Myers asked if drive thru's were permitted currently.

Ms. Kelly gave the requirements in which a drive thru would be permitted. She said banks and pharmacies fell under a different requirement than restaurants.

Mr. Magruder said he was concerned there would be a lot of drive thrus.

Ms. Kelly said that wouldn't be possible because of the 2-acre minimum requirement.

Mr. Carney asked about density and site coverage.

Ms. Kelly said meeting requirements for a free standing drive thru would be difficult in this area.

Mr. Jaggi agreed and said that it would likely need to be integrated in a larger development. There was some discussion about commercial backing up to residential.

Mr. Myers mentioned the Brentwood Starbucks and how it stands alone with a drive thru and is a disaster.

There was discussion about the differences between restaurants drive thru's and banks and pharmacies. The Commission indicated there currently was consensus not to allow freestanding restaurant drive thrus in this district.

There was some discussion about the tiered site coverage bonus system and the requirements.

Ms. Kelly asked about the landscaping requirements for native plants.

The commission gave some suggestions.

Mr. Jaggi said they would reach out to professionals to see if the suggestions were reasonable.
Ms. Kistner asked if the commercial developers had any comments.
Mr. Jaggi said not really regarding the tiers.
Mr. Magruder said over time these requirements would make the area quite attractive.
Ms. Kelly pointed out the FAR in tier 3.
Mr. Schuh asked if the business community had comments on that part .
Ms. Kelly said not as of yet.
There was some discussion about parking underneath.
Mr. Jaggi talked about where the process would go from this point, including a public hearing on 1/22/2019.