

Planning and Zoning Commission – EXCERPT MINUTES Monday, October 1, 2018

1. Zoning Ordinance Update - East Olive Corridor

Mr. Jaggi said they were focusing on the East Olive Corridor. He spoke about base site coverage at 55% with a maximum of 70%. He said the GC district is at 63%.

Mr. Jaggi said they are looking at a tiered system for site coverage bonuses, but the matrix is not complete.

Mr. Rovak asked if the tiers should be cumulative.

Mr. Jaggi said it was an attempt to show enhancements. He said more work needed to be done to develop the tiers.

Ms. Kistner asked if just one item was required to get to the next tier.

Ms. Kelly said it was up to the Commission to determine what they would require. She requested the Commissions feedback.

Mr. Rovak said some things should be required, but not all items are equal must-haves. Some discussion was held regarding site incentives.

Ms. Kistner asked how to determine investment and tiering them accordingly.

Mr. Myers asked about bio retention.

Ms. Kelly gave an explanation and said it is not always required.

Mr. Myers said he thought it should be required.

Mr. Jaggi said it was already required for some, but how they implemented it would be a bonus. He said they would continue working on the tiered system.

He continued with building height. He said he wanted to make sure they left appropriate room for redevelopment. He suggested keeping the 3 stories but requiring an additional setback.

Mr. Myers suggested townhomes be limited to 2 1/2 stories.

Mr. Jaggi said they could impose a limit of 2 1/2 stories if that was the desire.

Ms. Kelly said there were differences in requirements for commercial and residential.

Mr. Carney asked if we would require a greater buffer.

Mr. Jaggi said that was the case with the HBE building. He said they needed to be careful about creating too strict requirements. He said density is scary, but can be appropriate.

Ms. Kistner said residents feel like the structures are looming over them.

Mr. Jaggi said that is the case on Lindbergh with some buildings close to residents. Some discussion was held about putting the greater height of building towards the street but avoiding a canyon effect.

Mr. Jaggi moved on to buffers and parking. He showed an old plan showing the struggle between landscaping, parking and buffers. He said retailers are not going to be happy with one strip of front row

parking. Mr. Jaggi showed a few plans that prompted some discussion regarding parking, buffers and setbacks.

He suggested having a landscape guideline that would provide a better understanding of what the city was looking for.

Ms. Kelly went over a few items in the East Corridor with respect to converting residential structures for commercial use.

Ms. Hall said she noticed a business that had someone living there.

Ms. Kelly said there were some gray areas regarding home occupations.

Mr. Carney asked how much fixing up can be done before the owner has to come before P&Z.

Ms. Kelly explained the procedure. She said if they have outside employees it becomes a business. She asked if they wanted to include the current language about business in residential structure in the NC district.

Mr. Carney said he thought they should.

Mr. Jaggi said he thought they were perpetuating the use of the homes as minor offices. He suggested making it residential or making it fully commercial.

Mr. Jaggi asked Mr. Lumley if he had anything to add.

Mr. Lumley said it was a gray area. He said there were examples all over the country of businesses thriving in homes because they didn't have to invest in the building.

Ms. Kistner said some of those small businesses did really well and the abutting neighbors had no issues.

Ms. Hall said her concern was regulation.

Ms. Kelly mentioned Renee Dr, Woodshire, and Olive. She said they were looking to rezone these to have them fit in better.

She mentioned carwashes and how they would like to clarify the code and suggested removing it as a standalone use not in connection with a gas station and convenience store. The Commission agreed.

She asked if town houses should be considered as allowable.

Some discussion was held, and it was agreed that they should be allowed.

Mr. Jaggi brought up traffic studies. He said currently they are not required unless a significant change were to occur.

Mr. Jaggi went over the next steps for staff. He said they would then develop a draft ordinance and conduct public hearings.

Ms. Linda Rezny asked about bio retention.

Mr. Jaggi said it required plantings.

Ms. Rezny voiced some concern about eliminating residents from the homes on Olive while allowing some commercial use.