

April 21, 2018 Workshop Highlights: Orange Avenue/Edgewood District

- Recommended name of District: P&Z consensus - Edgewood Central District
- Agreed on the Intent and Purpose of the District
- Agreed on the Permitted Uses Objectives with clarification that the large expanses of parking/paved areas referred to fleet parking: *"To prohibit businesses that have the need for outdoor storage of merchandise or need for large expanses of onsite fleet parking."*
- Discussed the General Site layout of the District; i.e., the Front Yard (three zones: Store Front, Pedestrian Zone, Tree/Furnishing Zone), Rear Yard as it relates to the requirement for cross access.
- Agreed to maintain two cross sections of the Front Yard (east and west sides of Orange Avenue) with a change to not use understory trees, shade tree list to be modified with input from Regina Dunay
- Agreed to pursue specific intensity by designation of activity nodes vs. corridor development
- Multi-family only buildings (vs. mixed use) to be permitted only as a special exception to ensure the intentions of the district are maintained, specifically walkable mix of uses
- Parking location was discussed with direction to modify the text to only allow parking located behind the buildings instead of side in order to meet the intent of encouraging pedestrian activity
- Recommended the maximum building height is 3 stories along the corridor by right with the ability for up to four with a bonus or special exception.
- Applicability – Consensus as written
- Tentative Adoption Schedule
 - June 11 P&Z Recommendation
 - June 19 First Reading
 - July 12 Second Reading
- Next Workshop May 2 @ 6pm

Tentative items for discussion at next workshop

- Unfinished General Site layout
 - Tree/furnishing zone
 - Minimum building frontage
- Additional intent resulting from work on exclusive residential multi-unit buildings: *Making Edgewood a walkable community through the mix of uses and design to create interest in walking, protecting pedestrians through design guidelines.*
- Review of Uses permitted
- Use Specific Design Standards