

PLANNING & ZONING BOARD WORKSHOP MINUTES
June 4, 2018

Planning and Zoning Board Members:

Regina Dunay, Chairperson (Quorum)
Chris Rader, Co-Chair
David Gragg, Board Member
Marion Rayburn, Board Member
Aileen Trivedi, Board Member (absent)

Staff:

Drew Smith, City Attorney
Ellen Hardgrove, City Planner
Chief John Freeburg, Police Department
Sandra Repp, Deputy City Clerk

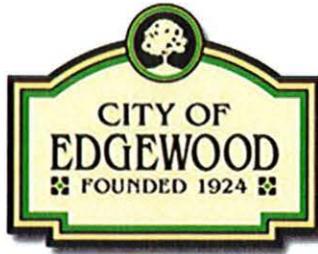
CALL TO ORDER

Chairwoman Dunay opened the workshop at 6:03 pm and dispensed with the formalities. A quorum was announced with Board Member Trivedi absent.

DISCUSSION – ORANGE AVENUE/EDGEWOOD DISTRICT

The following comments/discussions are noted:

- Planner Hardgrove began the meeting with a recap of development standards. All changes have been incorporated into the planner's report.
Board Member Rayburn entered the meeting at 6:07 pm.
- Per Planner Hardgrove, from a logical development perspective, there needs to be some side parking allowed with the majority of parking in the back. Every parcel has a driveway.
- Planner Hardgrove reviewed position of buildings. If buildings are built up front they have to be located at the front build line. Buildings built in the rear portion of the site would be approved if the intent and goals of the Edgewood District are met. Buildings built in the back could have a park-like landscaping feature in the front with the front 100 feet as a public amenity. This would be standard along the whole corridor.
In response to Chairwoman Dunay regarding why someone would opt to do this and how it would be maintained Planner Hardgrove said that it would be to give them flexibility in the size and design of their building. Attorney Smith added that the park feature would not be run by the City and the property owner would maintain it.
- The Board discussed stand-alone, multi-dwelling buildings with a maximum of 4 stories. The decision was that 3 story buildings would be allowed by right and 4 story building would require site

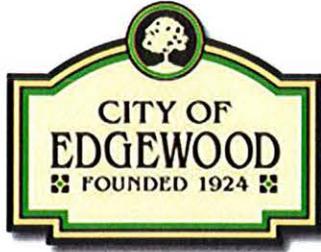


plan criteria standards, such as the distance from residential or on the west side only where there is more depth.

- Discussion of sign placement included that currently the only place for a sign is in the tree furnishing zone. Most builders would put signage on the wall or use projecting signs.
- Planner Hardgrove stated her concern about being fair to developers as this district takes away land. More room could be made by using a narrower canopy tree on the west side so that it is the same as the east side.
- Planner Hardgrove distributed handouts on street lights. Street lights, must adhere to “dark sky” to minimize skyglow and glare and would be placed in the pedestrian zone. Attorney Smith reminded that the redevelopment will take decades and a specific design may not be available in the future.
- Planner Hardgrove distributed handouts on fleet vehicles. Planner Hardgrove said the recommendation is no more than 3 vehicles to be parked outdoors per tax parcel. The type of fleet vehicles allowed to be parked outside of businesses during business hours are Class 2 passenger cars and Class 3 four tire, single unit vehicles.
- The Board decided that parking would be in the back of the building line or behind the park for those buildings built in the rear.
- Discussion of drive-up windows included that businesses located on Gatlin Avenue and Holden Avenue will be added in the requirements.
- Planner Hardgrove asked the Board to review the draft before the P&Z regular meeting on June 11th and she will send the corrected electronic version.
- Any change in use as well as adding new parking and driveways will require compliance with the new standards, including the cross access easement, pedestrian zone and tree furnishing zone.
- The Board discussed the option that any improvement or additional spaces to a lot would require them to adhere to new parking guidelines, except for the tree furnishing zone and pedestrian zone.
- Board Members Rader and Gragg will talk with developers for feedback.
- Transformer boxes shall be allowed but painted black in the tree furnishing zone.
- Fence height can be up to 48 inches and decorative.
- Structured parking must be designed like a building or hidden behind a building and setback 100 feet from residential uses. A landscape buffer along property lines will be added.
- Development Bonus – changes to the activity nodes. Higher Impervious Surface Ratio and higher building heights would be allowed with same design standards. The goal is to achieve a Winter Park Village type of use with streets and parallel parking with an urban park.
- Planner Hardgrove and Attorney Smith agreed with Board Member Rader for the Edgewood District book to be a guideline to the ordinance. Planner Hargrove told the Board to send any suggested changes to Deputy City Clerk, City Planner and Attorney. They will look at the ordinance during Monday’s Board meeting and it can be amended if needed.

ANNOUNCEMENTS and PUBLIC COMMENT

Deputy City Clerk reminded Board members to complete and return Form 1 Financial Disclosure by the deadline.



ADJOURNMENT:

With no further business or discussion, the meeting adjourned at 8:05 pm


Sandra Repp, Deputy City Clerk


Regina Dunay, Chairwoman