

Planning and Zoning Commission Work Session Minutes
June 18, 2015
Conference Room 1-B - 1st Floor City Hall

ATTENDANCE:

Commission Members Present: Burns, Harder, Loe, Reichlin, Rushing, Russell, Stanton

Commission Members Absent: Lee, Strodtman

Staff: MacIntyre, Teddy, Zenner

ADJUSTMENTS TO AGENDA: None

TOPICS DISCUSSED – New Business:

- **Building Permit Report**

The report was presented for informational purposes only. Mr. Zenner noted that if the Commission desired more information he would arrange to have a member of the BSD staff attend a work session.

- **Development Code Update – Form-based Code (M-DT district)**

Mr. Zenner gave a brief summary of where the Commission had left off at its June 4 meeting and indicated what he hoped would be accomplished this evening. He noted that the discussion tonight would focus on the specific form standards related to each roadway frontage type. Mr. Zenner noted that there are four types of roadway frontages in the M-DT district – Urban General, Urban Storefront, Urban General West, and Townhouse/Small Apartment- each with its own specific requirements. He noted; however, two frontage types – Urban General and Urban Storefront – are combined into one section.

Mr. Zenner proceeded to explain the details of each frontage type noting that the standards he was explaining were in addition to the “general” requirements discussed at the last work session. He pointed out that in each frontage type the standards were both described by text and in graphic exhibits – a defining characteristic of a form-based code. As Mr. Zenner explained the details he noted that there was a staff question relating to the requirement for “Vertical Façade Composition”. Commission members agreed that the provision was confusing and suggested recommending to the consultant that a graphic exhibit be added to clarify what was meant.

There was also Commission discussion regarding the requirement for open space. Commissioner’s desired clarification on how and where these areas would be provided and if they would result in something that was publicly accessible. Mr. Zenner explained the way the open space standards were contemplated to function within each of the frontage types and noted that the open space was really intended to be more for the benefit of the residents/tenants in the buildings. The creation of more publicly accessible/usable open space would occur in connection with a street or other capital project.

Several Commissioners felt that the provision of open space was a good idea; however, believe that if there was a means by which to get something more usable for the public it would be better. A suggestion was made that some type of incentive be developed that would encourage the creation of more publicly accessible open space. Several examples of public plazas and other gathering places in cities with dense urban environments were offered as illustrations of the concept the Commissioners were talking about.

Due to time constraints, Mr. Zenner was unable to complete his presentation on the Townhouse/Small Apartment frontage type specific standards. Commissioners recommended that the additional discussion be carried forward to the next work session. Mr. Zenner indicated that would be appropriate and indicated he'd prepare the materials for the next meeting.

OLD BUSINESS

- Work Program Status – status update

No reports given

ACTION(S) TAKEN: June 4, 2015, minutes were approval. No other votes or motions were made.

Meeting adjourned approximately 6:50 p.m.