

Special Roundtable City Council Workshop

June 29, 2022

6:00 PM

ITEM 1: USES IN  C-1

PROPOSED CODE LANGUAGE
Land Development Code §27-226 (h); §27-227(5)(6)

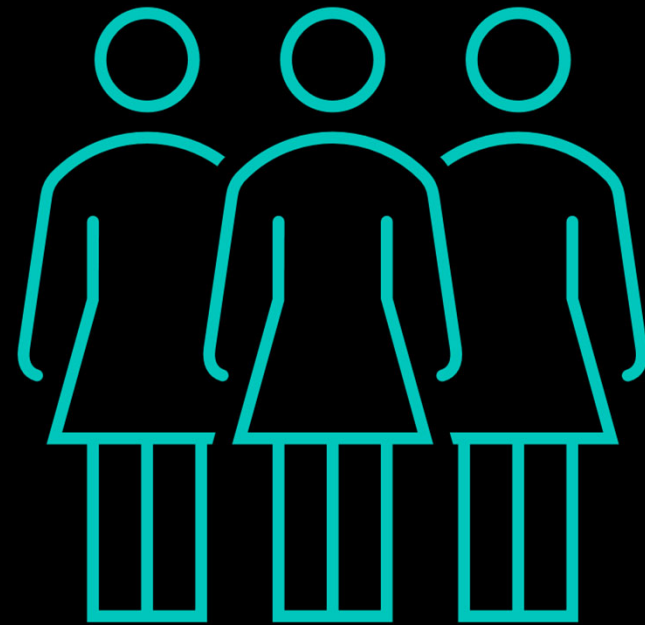
CDB Recommendation

- Uses by right (*summarized*):
 - Offices
 - Finance/real estate/ insurance
 - Personal service establishments
 - Travel agencies
 - Photographic studios
 - Public park/ recreation
 - Library, museum, art gallery
- Uses by Special Exception
 - Parking lot
 - Government uses
 - Education
 - Worship facilities
 - Misc. personal services
 - Accessory structures/ uses
 - Retail
 - Dance, art, drama, gymnastics, music studio

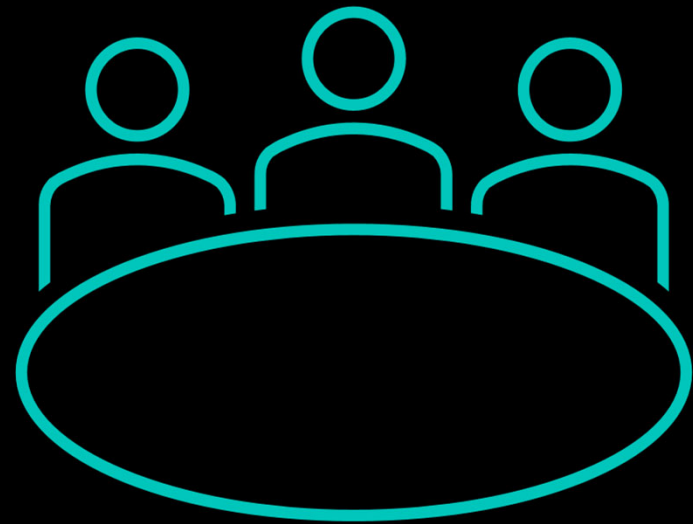
Staff Recommendation

- Uses by right (*summarized*):
 - Offices
 - Finance/real estate/ insurance
 - Personal service establishments
 - Travel agencies
 - Photographic studios
 - Public park/ recreation
 - Library, museum, art gallery
 - Dance, art, drama, gymnastics, music studio
 - Retail
- Uses by Special Exception
 - Parking lot
 - Government uses
 - Education
 - Worship facilities
 - Misc. personal services
 - Accessory structures/ uses
 - Interior service restaurants (drive-thru's prohibited)
 - Indoor recreation, amusement, and entertainment
 - Social, fraternal club, lodge, union hall

PUBLIC COMMENTS



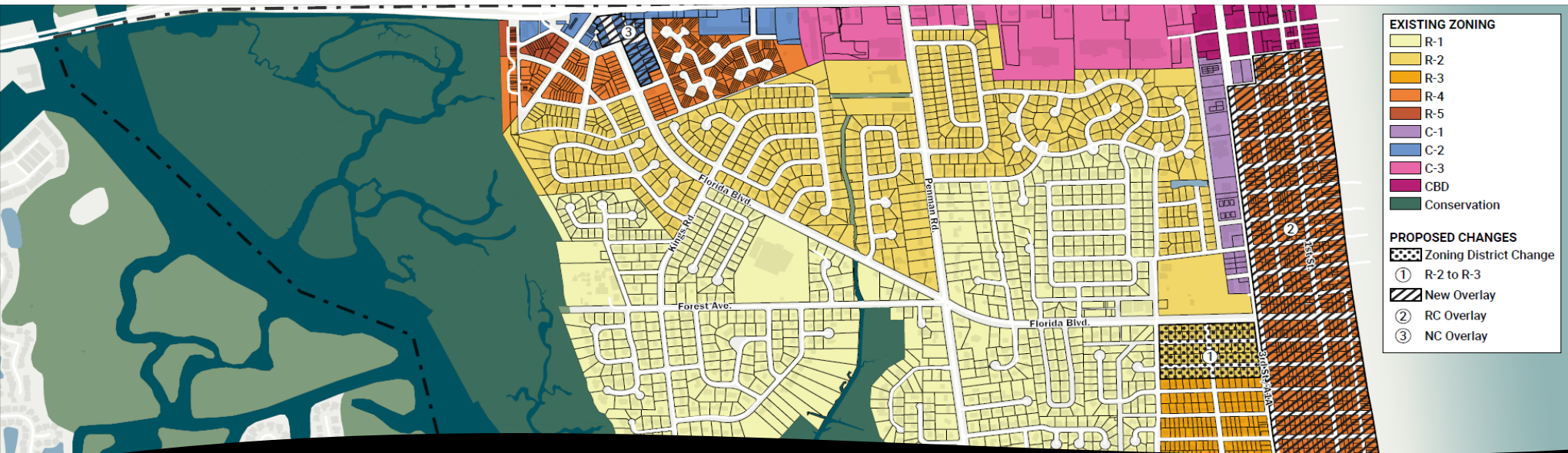
CITY COUNCIL COMMENTS



STAFF CLARIFICATION



PLANNING PERSPECTIVE



- The C-1 zoning district is referred to in the Comprehensive Plan as the “Walkable Commercial Corridor”.
- In order to implement the Comprehensive Plan Policy related to the Walkable Commercial Corridor, staff recommends keeping uses that will promote walkability along the 3rd street corridor.
 - Policy A.1.4.2(C)(1) from the comprehensive plan states: “These areas shall include offices, professional services, and retail sales that promote and advance walkability, which service the routine and daily needs of residents and that are compatible with and have no measurable or noticeable adverse impacts upon surrounding residential uses.”
- It is imperative that retail uses are allowed either by right, or by special exception as to remain in compliance with the state approved and city adopted comprehensive plan.
- Size of retail is limited in §27-237, which specifically states no buildings shall exceed 30,000sf.
 - Further, shopping centers are limited to 100 linear feet of frontage. (This means, no building can exceed 100 linear feet without being separated into an additional structure. 7

ITEM 2: RC/NC OVERLAY (ARCHITECTURAL REQUIREMENTS)

PROPOSED CODE LANGUAGE

Comprehensive Plan Policy A.1.4.2 (B)(2); Land Development Code §27-237 (11)

- Residential Conservation (RC Overlay) is defined in the Comprehensive Plan as follows:
 - An area east of 3rd street with historical development patterns.
 - Density is limited to 10 residential units per gross area.
 - Existing duplexes on lots of at least 5,000 sf are deemed conforming with regard to density, provided lot coverage and other retrofit regulations within the LDC or is replaced with a new duplex that complies with all requirements for new buildings other than minimum lot size.
- RC Overlay in Land Development Code
 - Keeps with historical development patterns by allowing existing properties to reduce their non-conformities through architectural features
 - Limited to 65% Floor Area Ratio (FAR) for all buildings, exclusive of architectural requirements
 - Increasing the minimum lot width to 50' decreases issues with density through requiring larger lot sizes
 - Staff recommends using 8,500sf as the minimum lot size for duplexes and 4,000sf for single-family lots based on best practice for density calculations.
 - Use of ½ the right-of-way allows non-conforming lots to make improvements to their properties by decreasing their non-conforming lot status.
 - Staff recommends limiting use of the right-of-way for density purposes only.

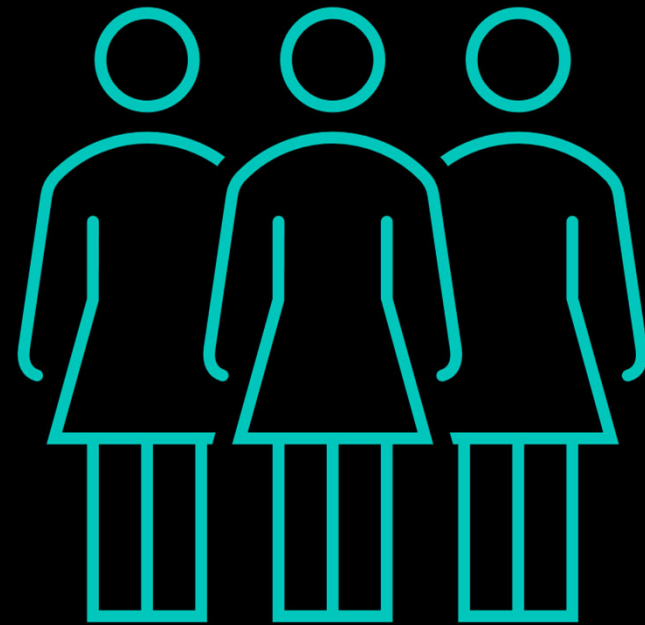
PROPOSED CODE LANGUAGE

Comprehensive Plan Policy A.1.4.2 (C)(4)

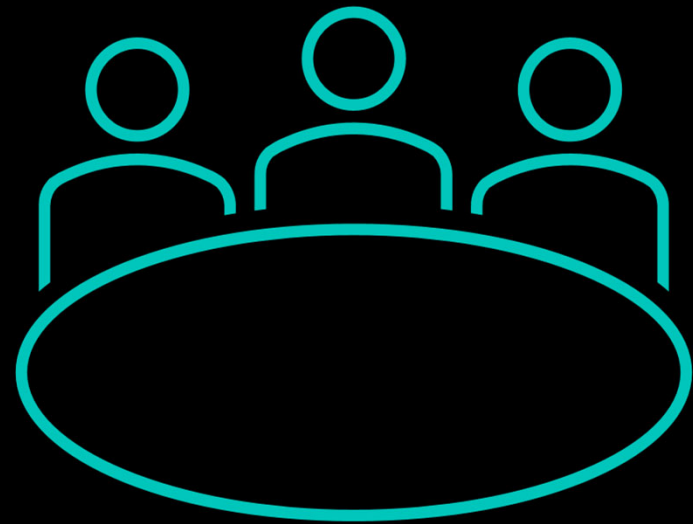
Land Development Code §27-237 (10)

- Neighborhood Conservation (NC Overlay) is defined in the Comprehensive Plan as follows:
 - An area that shall include an eclectic mix of commercial, office, artisan, and production, distribution, and repair (PDR) uses.
 - Promote walkability
 - Intended to provide residents west of Penman Rd with a place to show, eat, and seek professional services within bicycling distance
- NC Overlay in Land Development Code
 - No commercial buildings can exceed 20,000sf
 - Architectural requirements that match those required in the Central Business District (CBD) to promote walkability and bicycling

PUBLIC COMMENTS

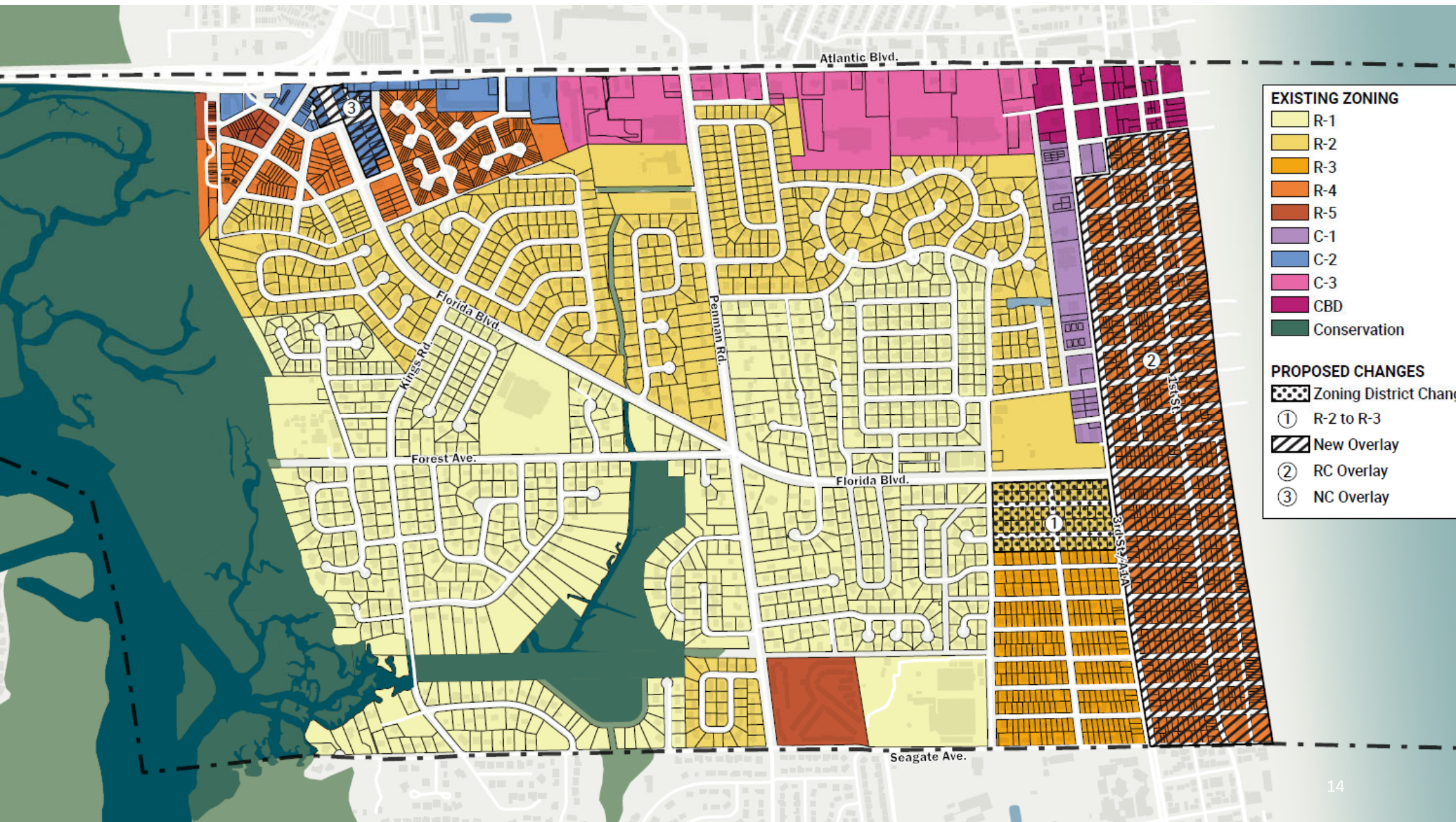


CITY COUNCIL COMMENTS



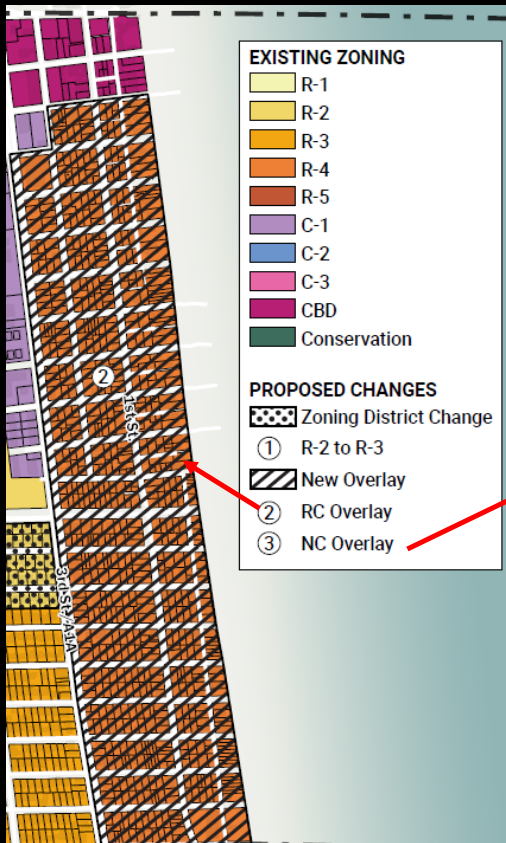
STAFF CLARIFICATION





PLANNING PERSPECTIVE

- Why is the RC overlay important?
 - Staff has found, historically, that a number of variances were requested in the RC Overlay for setbacks, architectural features, and other land use provisions that otherwise would not have been requested in other areas in the city.
 - The RC Overlay allows residents to make improvements to existing homes and build new homes without the need for additional processes, variances, or “red-tape.”
- Why is the NC Overlay important?
 - The NC Overlay is intended to serve the residential areas west of Penman Rd.
 - Essentially, its entire purpose is to provide services for residential areas west of Penman Rd that typically require those residents to drive onto Atlantic Blvd or 3rd Street for the same type of services.



ITEM 3: DENSITY CLARIFICATIONS
IN THE
RC OVERLAY

PROPOSED CODE LANGUAGE

Land Development Code Table 27-239

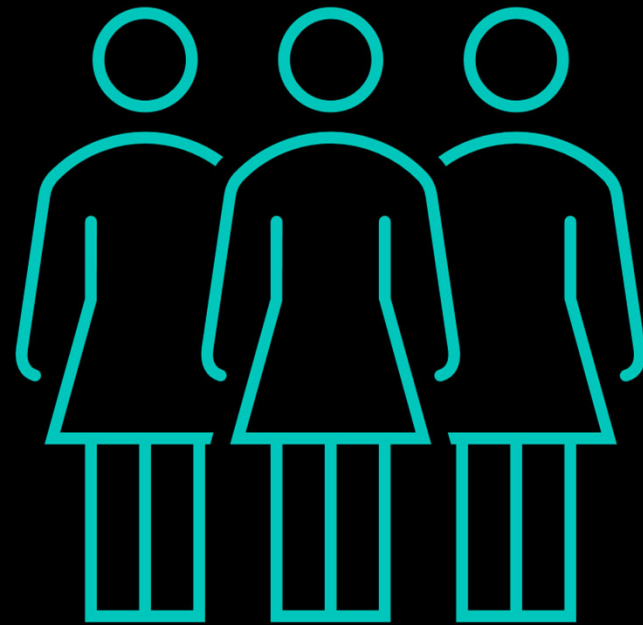
CDB Recommendation

- 8,712sf min. duplex lot size
- Use of ½ right-of-way for density and lot coverage calculations

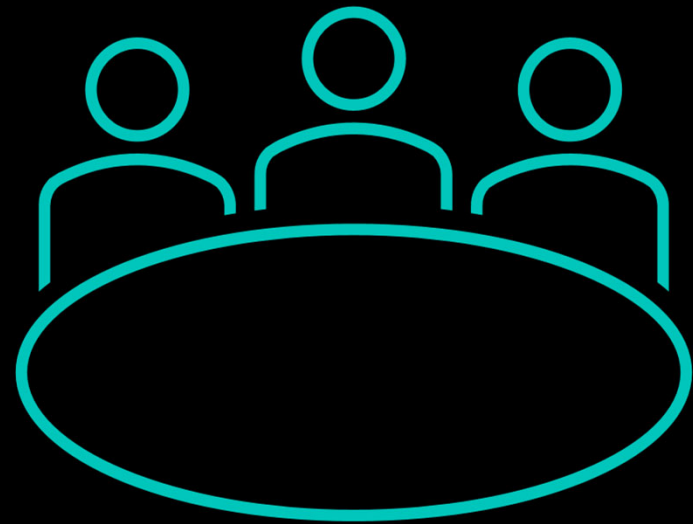
Staff Recommendation

- 8,500sf min. duplex lot size
- 4,000sf min. single-family lot size
- Use of ½ right-of-way for density and lot coverage calculations (only ½ of local street rights-of-way shall be used for the purpose of calculations)

PUBLIC COMMENTS



CITY COUNCIL COMMENTS

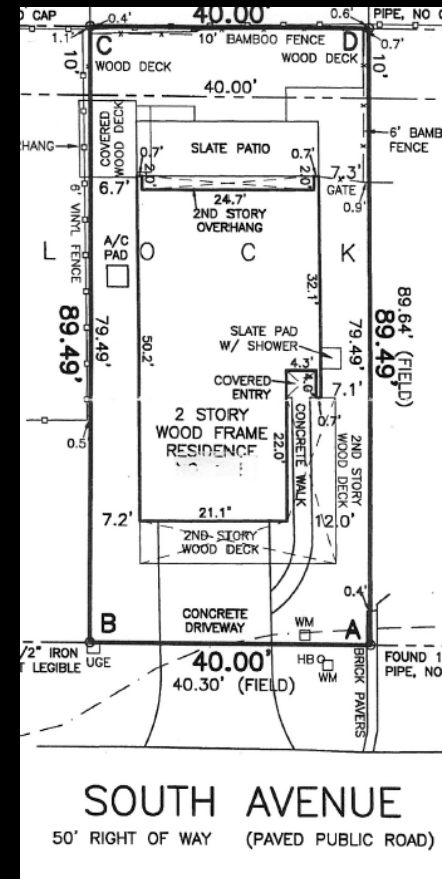


STAFF CLARIFICATION



PLANNING PERSPECTIVE

- Example: Existing Density Calculation (South Ave Lot)
- Lot size: $40' \times 89.5' = 3,580\text{sf}$
 - $3,580\text{sf} / 43,560\text{sf (1 acre)} = .08 \text{ acres}$
 - Allowed 10 units / acre
 - $.08 \times 10 = 0.8$
 - (If rounded up, the property would be able to have 1 dwelling unit.)
 - The Code states to round down so this property would not be able to have a house



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ITEM 4: PLANNED UNIT DEVELOPMENTS (PUD'S)

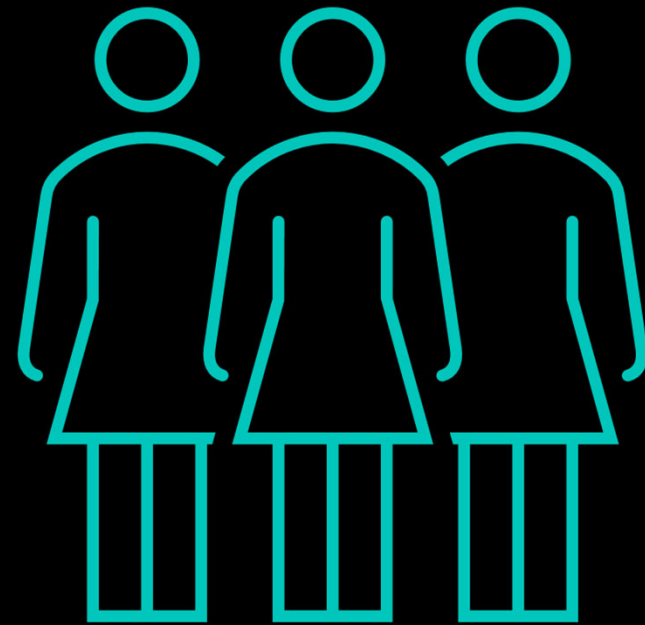
PROPOSED CODE LANGUAGE

Land Development Code §27-245

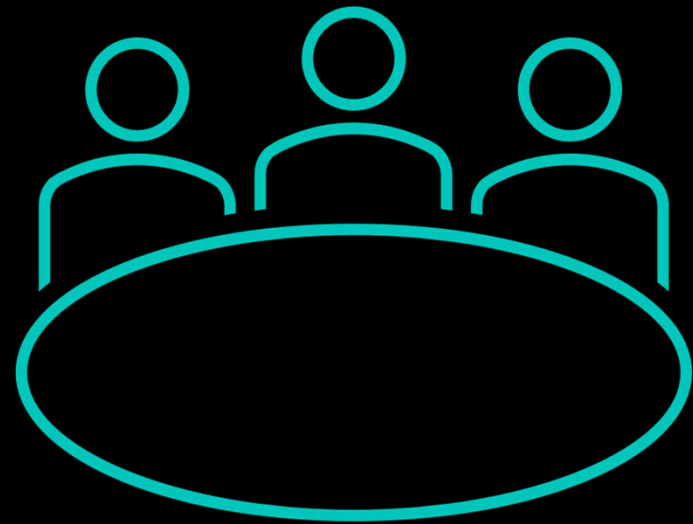
- **What is a Planned Unit Development?**

- A type of development and the regulatory process that permits a developer to meet overall community intensity and land use goals without being bound by existing zoning requirements.
- PUD is a special type of floating overlay district which generally does not appear on the municipal zoning map.
- Zoning is applied at the time a project is approved and may include provisions to encourage clustering of buildings, designation of common open space, requirements for additional landscaping, and incorporation of a variety of building types and mixed land uses and often times a public benefit.
- A PUD is planned and built as a unit which limits the type and location of uses and buildings over the entire project.
- Potential benefits of a PUD include more efficient site design, preservation of amenities such as open space, lower costs for street construction and utility extension, lower maintenance costs as well as public benefits such as sidewalks, parks, benches, and other infrastructure that benefits an entire municipality.

PUBLIC COMMENTS



CITY COUNCIL COMMENTS



STAFF CLARIFICATION



PLANNING PERSPECTIVE

- Language in the proposed code for PUD's is much more favorable to the city than a developer.
- The city will have more leverage in how, what, where, when, and if a PUD may be permitted.
- The process to apply for a PUD includes a PUD application, a Development Order Review application, and a Subdivision application.
 - These forms of application review, as set in Article II, require both CDB and City Council Approval
 - Additionally, if the proposed Fee Schedule is adopted, the application fee for a PUD is between \$15,000 and \$60,000.