

**COMMUNITY MEETING NOTES FOR
TUESDAY, MARCH 16, 2010**

MODULE I: RESIDENTIAL DISTRICT

- I. Regulations are changing?
 - A. Restructure, reorganize, reformatting
 - B. Plus changes
 - C. Consolidation of zone
 - D. Comprehensive design into one design district
 - E. Different way of wording regulations
(*Is this not restricting? Re-packaging*)

- II. Are uses changed?
 - A. Some consolidation
 - B. Scale of development

- III. Consolidation is a good thing
 - A. Highlighting – where are changes?
 - B. Good summary of changes
 - 1. Annotated corresponding tables
 - C. Mixed used zones → extract the details
 - D. Annotated correspondence table
 - E. Existing (19 zones) vs. Revised (consolidated)
 - F. Because of consolidation some zones have been removed/replaced
 - G. Highlighted → consolidated list of changes
 - 1. Must be available for discussion
 - 2. What they are → Where they are?
 - H. Basic document
 - I. Annotated corresponding changes (highlight)
 - J. Provide information in change with each module
 - K. Reformatting it less of an issue than changes

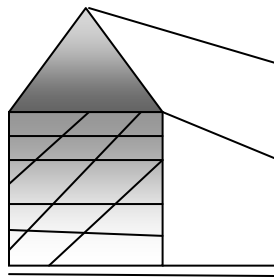
- IV. Follow-up with summary of changes
 - A. Need a consolidated list of changes
 - B. Helpful to get a better understanding of changes that are to be proposed
 - C. Need to be a clear summary of all changes
 - D. Posting online
 - 1. Summary of changes
 - 2. Issues discussed

- V. Principal Height? (each table)
 - A. 46 – Building, Main
 - B. 40 – Building, Accessory
 - C. 152 Height of Building
(Measure from curb/berm. /street) → (Some people will make a mound next to building)

- D. Make clear
 - E. Accessory cannot be higher than the principal
 - F. Need definition of principal/accessory
- VI. How can images confuse others?
- A. Should reflect what the community expects from development
- VII. Options
- A. Show one (1) illustration at the beginning
 - B. Show concept
- VIII. Argument
- A. Inviting trouble by trying to simplify
 - B. Design
 - C. Setbacks
 - D. Building height (define)/restrictions
- IX. Larger Lot Zone
- A. Conservation subdivision – list in all
 - 1. Provide lot area or delete
 - B. Keep it together
 - C. Check for consistency
- X. Graphics
- A. Good but look for consistency
 - B. Error on “the give it again?”
 - C. Provide only one (1)
 - 1. Disagree with graphic that are too simplified → provide variety
 - 2. More specific/definition
- XI. Manage Expectations?
- A. Disclaimers-how to use graphics
 - B. Remove graphics?
 - 1. Invite trouble by simplifying
 - 2. Definitions on a generic “building” won’t fit
 - 3. Be specific when new concepts are being introduced
- XII. Page 15 – 35 ft?
- A. Density of townhouses/stick
 - 1. Increase # in a stick
 - B. Improve definitions
 - C. Still needs some work (Ex.: Shopping Centers)
 - D. Better definition of height
 - E. Part 7/8 replaces footnotes
 - F. Maximum Density Townhouse
 - 1. Regular → existing regulations
 - 2. Metro → more in a stick, greater size
 - 3. Infill → more in a stick, width vary, alley loading

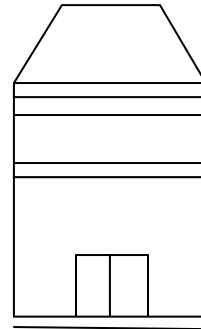
- G. Discussion of Urban Townhouses
 - H. Conceptually, what is “Urban”?
 - 1. In practice, urban is often 500ft blocks in which there are 15 row house units in a stick.
 - 2. Urban often does not include a garage. Sometimes there is only on-street parking.
 - 3. Sometimes one may want historically urban character as described above, but the ordinance doesn’t currently allow this.
 - I. What is infill? Where is definition in the zoning ordinance?
 - J. Currently our urban townhouses are:
 - 1. Rear loading, because of garages.
 - 2. Max. of 8 dwelling units – more than 8 dwelling units, subject to approval
 - a. No more than 6, no less than 3 (max. still 8)
 - 3. There is concern that our definition of urban doesn’t allow for flexibility in design, and that it doesn’t allow for development with true urban character.
- XIII. Urban Situation
- A. Definition
 - B. Street parking vs. alley
 - 1. Keep flexibility of design open
 - B. New code will make it easier to make changes in the future
 - C. Variations – ask up front (lot/size changes)
 - D. Depend on state
 - E. Clarify schedule for urban development
 - F. Ability to adjust lot
 - G. Specification for alleys
 - H. Departure from subdivision
- XIV. Need a consolidated list of changes
- A. Helpful to get a better understanding of changes that are to be proposed
- XV. Posting online
- A. Summary of changes
 - B. Issues discussed
- XVI. Page
- A. Some Zones do not have a Conservation Lot Area
 - 1. Sound vision
 - 2. Public feature
 - 3. Consistent with the tier
 - B. Are pictures/labels helpful?
 - 1. Yes
 - 2. Some zone may not have graphics because cannot find way to explain
 - 3. Graphics are great (much improved)
 - C. 14 – Green Area Min.
 - 1. Need to be more specific about terms used
 - 2. 70%
 - D. 15 – Explanation of Building Coverage
 - 1. Feet

2. Lot coverage 30 % (these should add up to 100%)



Single Family semi-attached

vs.



Two-family Dwellings

Two-family

- E. At the time of subdivision
 - o Clarify departures and variances
 - F. What if lot sizes need to change at time of DSP → provide for that mechanism in the process
 - G. 41 – Scenic/Historic Road
 1. Are the setbacks calculated from the curb or center line of the road.
 2. Should read “Scenic/Historic Road)
 3. Min. setback
 4. Define (needs)
 - a. Centerline
 - b. Right-of-way
 - b. Wants to put (?) – create a historical
 - c. Historic district vs. Metropolitan Townhouse
 - H. How to allow this in RT
- XVII. Is there a specification for alleys?
- A. Urban design vs. Public Works
 - B. Can we work this out with Public Works?!!
 - C. What size do you want
- XVIII. Ex. Addison Road → Public Works
- A. Eye – lower than 18
 - B. Max. allowed by subdivision regulations is 16 feet, in practice 12 feet works)
 - C. Fire lane to be 22 feet
 - D. Brentwood Fire House
 - E. What does the zoning do for the individual homeowner
- XIX. What is a Zone RT?
1. Clarification of status
 2. Add urban styles