

PLANNING & ZONING COMMISSION
Work Session Minutes
November 19, 2002

Present:

Lee Dunlap, Chairman
Bill Neukranz, 2nd Vice Chair
Carolyn Kalchthaler
Joyce Beach
Joy Flick
Jerry Kezhaya
Will Smith

Absent:

Laura Williamson, 1st Vice Chair

Staff:

Phyllis M. Jarrell, Director of Planning
Tom Elgin, Development Review Manager
Jeff Zimmerman, Planning & Information Manager
Christina Day, Senior Planner
Greg Adams, Senior Planner
Russell Haas, Landscape Architect
Kent McIlyar, Assistant City Attorney II

The Planning & Zoning Commission work session was called to order by Chairman Dunlap at 6:30 p.m., Tuesday, November 19, 2002.

Discussion and Direction - Planned Development-20-Mixed Use

Phyllis M. Jarrell, Director of Planning, introduced this item. Ms. Jarrell noted that the Commission asked for a review of the planned development, in part due to recent proposals for amendments of the development stipulations. Ms. Jarrell presented a brief history of the Planned Development-20-Mixed Use (PD-20-MU), and noted issues to consider in the review of PD-20-MU including:

- The lack of recent development does not signify that the overall zoning is inappropriate.
- The basic infrastructure components of the development are in place.
- Other properties are not affected by the undeveloped status of the property.

Ms. Jarrell introduced Larry Good, project architect. Mr. Good spoke of the genesis and evolution of PD-20-MU. Mr. Good explained the recent zoning changes in Sub-Area A and the phasing of town center. Mr. Good noted the pace of development was not at the rate anticipated; however, he expressed the development stipulations will result in a viable development as originally envisioned.

Shane Jordan, real estate broker, spoke about the alcohol sales for off-premise consumption in Sub-Area D. He noted that the wet/dry line is not applicable and will not hinder restaurant development in other areas of PD-20-MU.

The Commission discussed several aspects of PD-20-MU, including the potential for future development in accordance with original development standards. The Commission concluded that no changes were necessary at this time to PD-20-MU.

Discussion & Direction - Parker Road Station Study

Greg Adams, Senior Planner, introduced this agenda item. Mr. Adams noted that in previous meetings, the Commission discussed a general land use strategy and that his intent was to ascertain further direction for implementation of the Parker Road Station Study. Mr Adams offered a list of specific zoning actions and presented standards for a Transit Overlay District. Mr. Adams further noted he had met with property owners within the study area and adjacent to the study area.

The Commission discussed several aspects of Mr. Adams' recommendations including appropriate land uses, open space, pedestrian and bicycle access to the transit station, aesthetics of buildings, screening of service yards and trash containers, building setbacks, and parking structures. The Commission felt the overall plan was coming together, and asked Mr. Adams to bring refinements back to the Commission for further study.

Discussion & Direction - Landscaping & Tree Preservation Standards

Russell Haas, Landscape Architect, and Tom Elgin, Development Review Manager, introduced this topic. Mr. Elgin noted this has been on the Commission work program for some time, and noted the intent of tonight's discussion is to "kick-off" review of the requirements. Mr. Haas presented a brief summary of current standards, and noted items staff felt were appropriate for change. Mr. Haas asked for questions from the Commission, and if there were specific aspects of landscaping and tree preservation the Commission would like to be discuss at future work sessions. The Commission briefly discussed this item and asked to see it again in the near future.

Discussion & Direction - Aesthetics and Other Standards for Parking Structures

Mr. Elgin noted that this item, like the prior agenda item, was the initial review of a work program task. Mr. Elgin briefly spoke about staff's desire to consider various aspects of parking structures (e.g., parking space and aisle widths, appropriate locations for entry/exit, etc.) in addition to the aesthetic review of parking structures. Mr. Elgin noted

the packet included articles on the costs of parking structures relative to surface parking, and parking structures that have won design awards. Mr. Elgin presented a brief slide show of different parking structures and sought Commission comments as to what qualities were “attractive”. Mr. Elgin noted this item would be reviewed at future work sessions.

The Commission discussed several aspects regarding parking structures including:

- Parking space sizes for various vehicles (pros & cons) and obstructions in parking spaces
- Covering of “bare” structural concrete elements
- Finish materials should be complementary to buildings
- Landscaping and/or depressing ground floor of structure aids in appearance
- Placement of parking structures relative to buildings and roadways

The Commission asked for further discussion and refinement of standards.

There being no further discussion, Chairman Dunlap adjourned the work session at 8:45 p.m.

Planning & Zoning Commissioner

xc: Honorable Mayor and City Council
Thomas H. Muehlenbeck, City Manager