

## MEETING NOTES

Unified Zoning Ordinance-Technical Committee Meeting  
Metropolitan Planning Commission  
Jerry Surrency Meeting Room  
November 19, 2008  
3:00-5:00 PM

- I. **Approval of Minutes from October Meeting**  
No additions or corrections were made to the minutes.

II. **Update of Staff Work**

Charlotte Moore presented a brief overview of the status of the UZO draft. Her presentation included information regarding which components of the draft the staff has completed, which ones are currently being working on, and when work will begin on remaining sections.

Amanda Bunce presented zoning maps that demonstrated what the zoning districts would be for specific properties when using a conversion method (i.e., rezoning property to a zoning district that is an equivalent to the existing district). She identified multiple areas where this method would result in inappropriate zoning classifications because the existing zoning for many properties would need to be corrected first.

III. **Related Items**

- a. Lise Sundrla mentioned that Hall Engineering had been hired by SDRA to examine how more parking might be able to be provided downtown. Some preliminary suggestions are to find lots where public-private partnerships might work; to find more on-street parking spaces through means such as reconfiguring existing spaces to changing times of loading zones. The firm is not addressing any changes through the zoning ordinance (e.g., reducing the amount of parking spaces required for a use).
- b. MPC staff met with Downtown Parking Services, Traffic Engineering, SDRA, and Development Services to begin outlining an approach to parking downtown.

#### IV. Review of Proposed Zoning Districts

The Technical Committee reviewed the proposed zoning districts in the categories of Traditional Neighborhood, Traditional Commercial, Office and Institutional, Downtown, and Business. The use table for these districts was also reviewed.

##### a. Traditional Neighborhood

There are two Traditional Neighborhood districts proposed: Traditional Neighborhood-1 (TN-1) and Traditional Neighborhood-2 (TN-2).

The committee offered the following comments on these districts:

- With regard to limitations on delivery hours and hours of operation, it was noted that properties outside of a TN district (i.e., an adjacent property in another district) could also be disrupted.
- Parking Services allows on-street unloading in some streets before a specified time in the morning.
- With regard to the proposed limitation that commercial uses in a TN-2 district be allowed on the ground floor only, one participant mentioned that offices should be allowed above residential uses on corner lots.

##### b. Traditional Commercial

There are three Traditional Commercial districts proposed: Traditional Commercial (TC-1), Traditional Commercial-2 (TC-2), and Traditional Commercial-3 (TC-3).

The committee offered the following comments on these districts:

- One participant noted that hotels/motels with 75 or more rooms should be allowed in the TC-3 district. The "old Sears building" is an example where such a hotel might be appropriate. Could be a special use instead of a matter of right use.
- There was discussion regarding parking and the need to be aware of variables that could bring unintended consequences when larger buildings are converted from their original use. One example discussed was a local college which is in session for approximately 160 days, impacting the parking needs of the community varying times of the year. Standards should be flexible to address the variation.

- A question was raised as to how a small-scale manufacturing operation would be classified. The example provided was the proposed reestablishment of an ice cream parlor at Henry and Abercorn. Staff indicated that each use will be reviewed and a designation will be determined based on those uses and their associated impacts.

**c. Office Districts**

There are two Office districts proposed: Office and Institutional-Transition (OI-T) and Office and Institutional (OI). There were no questions or comments on these districts.

**d. Downtown Districts**

There are four Downtown districts proposed: Downtown Residential (D-R), Downtown Commercial (D-C), Downtown Central Business District (D-CBD), and Downtown Waterfront (D-W).

The committee offered the following comments on these districts:

- May want to have hostels as a limited use (i.e., one with conditions) in the D-C, D-CBD and D-W districts.
- A participant made the comment that staff may need to review the proposed standard that drive-thrus be prohibited in all D-districts. The desire of certain types of uses that typically provide drive-thru service (banks and fast food restaurants), was discussed. Carver State Bank, Wendy's and Burger King were specifically mentioned as uses with drive-thrus on MLK, Jr. Boulevard.
- A question was raised as to whether the proposed limitation on hours of operation to between 8:00 a.m. and 8:00 p.m. in the D-R district is appropriate. The consensus was that it may not be late enough.
- The committee had much discussion regarding a possible 200 foot separation requirement for nightclubs (from other nightclubs). It was felt that this is too restrictive and that there may need to be a different standard, especially in the downtown area. The committee does not want to see conflicts with residential uses, but also does not want to see a lack activity during the day at the street level. The use of basement levels for nightclubs/bars/taverns would be appropriate, even where upper levels of the same structure are utilized for residential purposes. One suggestion was for there to be a one floor of separation between said uses. Staff will continue to research how other communities address nightclubs.
- Downtown parking was discussed. Staff indicated that the proposed UZO would not tie parking requirements to a zoning

district. The B-C-1 district and its associated problems were shown as an example of why this is suggested.

- The committee discussed the potential of prohibiting hotels in certain area. Staff indicated that a better means for addressing the concerns associated with this use may be by providing additional standards as the size of the hotel increases.

**e. Business Districts**

There are five Business districts proposed: Transitional Business (B-T), Neighborhood Business (B-N), Community Business (B-C), Regional Business (B-R); and Maritime Business (B-M). There were no questions or comments on these districts.

**Next Meeting: Wednesday, February 18 at 3:00 PM**