

COMP ZONING WORKSESSION
JULY 3, 2013
Banneker Room

Worksession begins at 3:11 p.m.

Council Members Present:

J. Terrasa, C. Ball, MK Sigaty; C. Watson
Greg Fox late (4:20)

Staff: S. Tolliver; T. Wimberly; R. Regner
M. McLaughlin

I. TEXT AMENDMENTS

A. Flex Space

1. MM gives a handout: proposed changes to flex definition
2. Flex Space - concern to those in New town (Earl Adams)
3. MM: currently difficult to monitor percentage of retail in flex space
4. To discuss further

B. CE Zoning District

1. Chart provided by MM - Comparison of Permitted Uses in B-2, CE, CLI, M-1 & M-2 based on current CZ proposal – may add or delete some and get some thoughts from broker community
2. MM: brokers say the uses allowed in CE are too limiting – need to be more flexible
3. MM: Add language about setbacks from Route 1

C. CLI

1. By right any manufacturing buildings would be permitted use

D. SC district

1. MM proposing to remove SC – only a few differences from B-2 zoning
2. JT wants to keep SC in the Regulations and on the Dorsey property
3. MK: If remove SC, would lose requirements in SC for approval of sketch plan and approval by Director of DPZ. Not focused on uses – focused on potential for redevelopment
4. GF and CW okay with B-2 for Chatham Mall rather than SC
5. Dorsey Search – open to either B-2 or keeping SC and amending regulations later.

E. CAC

1. Concerns - to discuss further at work session on Friday, 7/5.
2. MM: market varies a great deal along the corridor; fixed mandatory requirements not appropriate
3. Sees these areas as being nodes with transit evolving. Need jobs, housing and shopping to entice transit hubs
4. Discussion of setbacks, commercial and residential space.
5. Route 1 task force maybe should look at this
6. Should look at the area as a whole
7. JT: wants commercial developed – wants to limit residential

Worksession concluded 5:42