

COMP ZONING WORKSESSION
JULY 5, 2013
CV Gray Room

Worksession begins at 10:40 a.m.

Council Members Present:

J. Terrasa, C. Ball, MK Sigaty; C. Watson

Greg Fox arrives 11:00 a.m.

CW leaves at 2:30

Staff: S. Tolliver; T. Wimberly

M. McLaughlin

I. TEXT AMENDMENTS

A. CAC

1. Furnace Avenue Property
2. Ratio of Commercial/Retail – commercial to front on Route 1
3. Patuxent Square
4. Need more restaurants in the area
5. To discuss further

B. BRX

1. Need more feedback about distance (between 500' to 1500') – flexible
 - a. 1,000 feet proposed for Highland & Dayton
2. Marsha will provide maps to show distances
3. Task Force wants to take this slowly
4. 5 possible areas - Highland, Dayton , Daisy, Lisbon, Glenwood
5. BRX in Lisbon complicated – septic system issues
6. In order to apply for BRX, must be partially adjoining an existing BR, B-1, B-2 or CTT - add BRX to this list
7. Because this is a floating zone, to come to Zoning Board for approval
8. GF concerned about banks/saving and loans near intersections having a drive-thru – will amend to add “without drive-thru”
9. GF wants to add nursing homes
10. Rural multi-plex in BRX as conditional use suggested by Ted Mariani
 1. GF has concerns w/septic
 2. Would provide affording housing in rural area
 3. MM will do more research about this
11. BR is limited, BRX would provide more flexibility for business owners
12. If adopted, would need to amend Code to incorporate the Design Advisory Panel's responsibilities

C. CR Overlay

1. Marsha gives overview of this district
2. Discussion on clarifying the purpose statement
3. For large assemblages, apartments may be allowed - ratio of apartments tied to acreage and amount of commercial sq. ft.
4. Come back to CR for further discussion
5. JT put in an Amendment #14 – which may be withdrawn or changed but includes residential bldg. height limits - not exceed 5 stories; Residential/commercial development ratio; Setbacks from Route 1; minimal acreage

D. R-A-15 & R-A-25

1. Brief overview of rationale and concerns and thoughts by Marsha
2. R-A-15 & R-A-25 to receive density; historic properties to send
3. Discussion of criteria– i.e., redevelopment, structured parking
4. MK: R-A-15 no longer supports apartments – only townhouses. Need to come up with a way for apartments to be financially viable.
5. There are 2 proposed R-A-25 sites
6. MM: wants to check structure parking information
7. Issues:
 - a. Potential maximum parcel size
 - b. Potential relationship with size to density
 - c. Rework the purpose statement for both R-A-15 and R-A-25 – to support neighboring commercial, close to transit, what to be accomplished, promote diversity in housing types
8. R-A-15 – garages need 20 foot setback – more flexibility where there is no garage – if 10 feet, they can have larger back yard/useable outdoor space
9. Setbacks from major collector/ minor collector. MM will provide information about difference between major and minor collectors.

E. CR (Continued)

1. JT concerns:
 - a. No residential limit
 - b. Residential in key commercial areas
 - c. No limits for height or setbacks.
 - d. Need exchange between CAC and CR of commercial property
 - e. Minimum size of parcel in order to put gas station or residential
 - f. Something to draw parcels together – aggregation of properties
2. MK: CR is a zone with flexibility to create opportunity for people to be creative and use each site differently in relation to surrounding community
3. JT: Should go to zoning board for decisions on density, height, setbacks. Key issue is height.
4. MK: Supports commercial along Route 1, and supports residential as a use positioned off of Route 1

F. Highland

1. GF describes map of Highland
2. 40.007 - RR-DEO to B-1 – to remain RR-DEO or BRX
3. GF feels 40.005 should get B-1 and 40.004 could then apply for BRX
4. 40.001 – CCT – reasonable request, then the parcels across the street – 40.004 and .007 – then logical for CCT or let them come in for BRX
5. 40.001 – Chopra – this case pending before Board of Appeals to be dismissed
Per Sang Oh

G. Preservation Parcels

1. DPZ is proposing to clarify Conditional Uses on Ag. Pres. Properties – trying to be more flexible with what can be done. Some Conditional Uses can be done on property not related to farming.
2. No more than 2% of the Ag Pres. property to be used for Conditional Uses, except a small handful of CU where you can exceed 2% - agri-business, farm winery and composting facility.
3. GF concerned with dedicated easements, not concerned about purchased easements

H. Chicken keeping

1. If less than 40,000 sq.ft., can have chickens only for the resident family
2. DPZ proposed to go down to 10,000 sq. ft. for 8 chickens - 40,000 sq.ft. is being recommended to be removed
3. Livestock discussed

Hearing adjourned at 3:40 p.m.