

**Planning and Zoning Commission Work Session Minutes
November 10, 2016
Conference Room 1-B - 1st Floor City Hall**

ATTENDANCE:

Members Present: Burns, Loe, MacMann Rushing, Strodman, Toohey

Members Absent: Harder, Russell, Stanton

Staff: Smith, Teddy, Zenner

Guests: None

ADJUSTMENTS TO AGENDA: None.

TOPICS DISCUSSED – Old Business

- UDC Public Hearing Procedure and Presentation Outline

There was general Commission discussion regarding the upcoming hearing and discussion of how the meeting would be structured to allow for the regular business items to be integrated into the meeting format. Mr. Zenner indicated that the discussion of Segment 3 would be suspended at 7 pm to permit the regular business items to be addressed since they were advertised to begin at that time. He noted that no other segments of the UDC would be discussed this evening and that Segment 5 and 6 would be addressed at the next public hearing.

The Commissioners also discussed potential amendments that Mrs. Rushing had prepared as it related to the M-DT requirements. Discussion specifically dealt with balconies, “Tall Structure Approvals” and the need for revising the provisions relating to front porches and stoops. Mrs. Rushing distributed her proposed revisions and offer an explanation regarding each suggested change. There was general Commission discussion on the changes with the majority of the work session time being spent on the discussion of balconies and the “Tall Structure Approval” changes.

The Commissioners agreed that the revisions to the balcony standards were generally not necessary since the issue current being experienced was more related to tenant behavior which could be best addressed by building owners/management companies. There was concern about the amount of projection that a balcony could extend from a building. This issue was discussed at length and was agreed to be moved forward for additional discussion during the public hearing. There was general agreement that limiting the projection of a balcony to not extend beyond the front façade of the building could impact the internal space.

As it related to the recommended changes to the “Tall Structure Approval” provisions, Commissioners were not supportive of the changes due to their subjective nature and potential difficulty in enforcing them. Several Commissioners indicated that the existing standards included additional provisions that required a developer to justify the need for the added height and how such height would not negatively impact the surrounding development. The suggestion of inclusion of affordable housing as a requirement to obtain added height approval was generally supported; however, it was noted that the concept may need additional research to ensure it would be enforceable.

Following the Commission discussion of the proposed changes offered by Mrs. Rushing, he noted that he had provided each of the Commissioners with an e-mail from John Clark that was received earlier in the day. The material was in reference to potential M-DT changes that the Commission may discuss along the Providence Corridor.

ACTION(S) TAKEN: Minutes from the October 6, 20, and 27 work session meetings as well as the November 2 work session were approved. No votes or motions were made. Meeting adjourned approximately 5:55 p.m.