



City Commission Work Session Minutes

April 21, 2021 at 3:00 p.m.

Virtual

Present

Mayor Phil Anderson
Commissioner Marty Sullivan
Commissioner Sheila DeCiccio
Commissioner Carolyn Cooper
Commissioner Todd Weaver

City Manager Randy Knight
City Clerk Rene Cranis

Also Present

Director of Planning and Transportation Bronce Stephenson
Planner Allison McGillis
Transportation Manager Sarah Walter

1) Call to Order

Mayor Anderson called the meeting to order at 3:00 p.m.

2) Discussion Item(s)

- a. Page by page review of OAO zoning code.

Mayor Anderson advised that this work session will be a page by page review of the draft zoning ordinance dated April 13, 2021. Consensus was reached on the following:

- Remove Subarea G: add note "not used" (Remove throughout document).
- Page 2, Item 2b: delete the word "section" and change to reference provisions
- Page 4, Item 13: leave as is (remove suggested revision)
- Page 5, Item c2: add "51% of sales are from food sales."
- Page 5, Item c4: add with minimal food and beverage operations, no banquet facilities (100 rooms or less)
- Page 5, Item c17: add "massage services must be part of a spa, cannot be a stand-alone business."
- Page 5, Item c15 add "(vertical or horizontal)"
- Page 6, Item 22 delete "excluding single-family detached homes."
- Page 6, Item 24: leave as is
- Page 6, Item d: add #6 Resale/antique stores (as a conditional use)

- Page 6, Item 26, leave as is
- Page 6: add #27 Shared Office Space
- Page 6 d5, change to "Buildings or permitted uses within this section..."
- Page 6 Add #7 "Vehicle sales showrooms meeting provisions of 58-76(c) and (p)
- Page 7, Item 2, leave as is
- Page 8 Item g: Topic for discussion in future work session.
- Page 9, Item i, Change title to "Block Structure and Circulation Requirements."
- Page 9, Item 3: leave as presented
- Page 9, Item c: change "1800 linear feet" to "1500 linear feet"
- Page 10, Item j1: define parking garages in terms of levels rather than floors. Change parenthetical example to "A 3-story wraps around a 4-level interior parking garage. Change maximum height of first floor to 12 feet. (Amended in 5/12 meeting to read "Change maximum height of floors above the first floor to 12 feet.")
- Page 11, Item 2: add separate sentence "The build-to line is established by the" and add as note in all figures. Add "* maximum setbacks for Subareas A and B"
- Throughout document: change floor to ceiling height to match code. Change from state roads to all roads for a 10 ft. setback. (Amended in 5/12 meeting changing "setback" to "stepback.")
- Page 37: establish 35-foot setback from back of sidewalk for Fairbanks and 45 feet beginning at third story. (update figures in document).
- Page 12, delete references to six stories.
- Page 13, last sentence in first paragraph under Figure 3: change "at a minimum of every 4 feet" to "offset at a minimum of four feet."
- Page 14, first paragraph: change to read "façade break-up at least every 30 feet."
- Page 14, Section 2: delete and renumber subsequent sections.
- Page 14, new c: leave as presented.
- Page 18, 2nd full paragraph: change to read "... encompassing no more than 15% of the building roof area or 15% of building street facing facade width not to exceed 30 linear feet of a given façade..." Add "roof garden, green roof features, solar panels permitted 30%."
- Page 18, Item 10: change to read "All external renovation or development projects and conditional use request within the OAO..."
- Page 19, Section k2: change minimum street travel to 12 feet from 24 feet to indicate single lane width.
- Page 19, Item k2: add sentence "No on-street parking permitted on a roadway with a curve where the curve exceeds 60 degrees." (include linear footage)

- Page 19, Item 3d0): revise to "...shall be required to provide parking in accordance with the off-street parking requirements defined in Section 58-86 subject to credit of 50% of the rooms."
- Page 20, Item 3f: revise parking requirements to: one-bedroom or studio - 1.25 dedicated parking spaces per unit, two-bedroom – 2.0 dedicated parking spaces per unit; three-bedroom or above - 2.5 dedicated parking spaces per unit.
- Page 21, Item 7a: renumber to 8 and subsequent paragraphs.
- Page 21, Item 8: revise to read "...developments that provide parking at least 10% above what is required by minimum code requirements..."
- Page 22, Item d: revise to read: "...comparables) to small businesses in the OAO located in Subarea A.
- Page 22, Item h: revise to read "Subarea A properties shall be offered priority for parking spaces that are..."
- Page 24, Item m: change to "At least 50% of open space areas provided shall be green space" and delete "and 80% of open space areas shall be pervious or semi-pervious."
- Page 25, Item n4: change minimum clearance to 7 1/2 feet from the sidewalk.
- Page 26, Item s: leave as presented.
- Page 27, Item r: add "or Director of Public Works"
- Page 29: To be discussed as part of review of each subarea.

The next work session is scheduled from April 29 at 1:00 p.m.

3) Adjournment

The work session adjourned at 6:32 p.m.

Mayor Phillip M. Anderson

ATTEST:

City Clerk Rene Cranis