

Minutes of the Downtown Okauchee Advisory Committee (DOAC)

Friday, November 16, 2018

Committee Members Present

All committee members were present, except Jeff Herrmann and Tim Michelic. Jeff Herrmann provided comments in advance of the meeting and his comments are reflected in the minutes.

Contributing Staff Present

Ben Greenberg, Senior Land Use Specialist
Rebekah Leto, Senior Land Use Specialist

Advisory Committee Draft Summary Document

Ms. Barrows explained that a summary document was prepared that details the committee's recommendations up to this point. She asked if there were any questions or changes needed to the document. There were no requested changes. Ms. Barrows explained that the committee would be going over the draft ordinance language next and if any changes are proposed to previous recommendations, they can be discussed at that time and incorporated into the summary document.

Draft Ordinance

Staff provided an overview of the draft ordinance and the committee provided the following recommended changes:

Use Regulations

- In Zones 3, 4, and 5, allow multi-family residential that is in the rear or above a commercial use as a permitted use rather than a conditional use. Otherwise, we are requiring a more rigorous process for mixed-use development, which is a use we are trying to encourage.
- In Zone 7, consider allowing a complimentary business use such as a fitness center that is open to the public.
- Remove gas stations from the list of available Conditional Uses.

There was discussion regarding the relocation of district boundary lines to include parcels on the west side of Elm Avenue and south side of Maple Street. Staff mentioned that the area is designated as Mixed-Use on the Land Use Plan. A future amendment to the district boundaries may be more appropriate based on the compatibility of a proposed use with the surrounding land uses at the time of proposal. The area was not analyzed as part of the project area up to this point.

There was also discussion regarding adding two (2) properties on the south side of Lake Drive to Zone 1 "Central Area" and adding three (3) additional properties on the south side of Lake Drive to Zone 3. Staff advised that limited commercial uses, such as a bed and breakfast, would be available by a CU. The committee agreed that the properties should remain in the currently designated zones and that subsequent amendments could be pursued.

The committee questioned to what extent commercial is required along the street frontage. Staff advised that the Town and County will have to review and approve the extent of commercial activity as part of the Plan of Operation process.

Density

- The committee confirmed that density should remain as proposed in Zones 6 & 8.

Road Setback

- Add multi-family residential areas to the landscaping requirements.

Height

- Allow a small portion of a roof to be flat on four-story buildings in order to accommodate roof top mechanicals.

Signage

- Sandwich boards should be taken down at closing.
- Illumination should be turned off at 10:00 p.m. or at close, whichever is later.

Parking

- Light poles should be limited to 15 ft., with the ability to extend the height to 25 ft. with special approval.

Design and Site Requirements

- Allow aluminum/vinyl soffits.
- Remove the provision requiring that second story windows be taller than wide.
- Remove the provision requiring that roof structures be designed with the gable end facing the primary street.
- Remove the word “bright” from the list of prohibited exterior building colors.
- Add a provision that requires accessory structures to have a similar design and appearance as the principal structure.
- Add a statement that gathering/open spaces be proportional to site size.
- Consider allowing deck dining over the street edge.
- Remove “new” from street/neighborhood provisions and specify a certain sidewalk width that is required to accommodate a predominantly retail or restaurant use.

Next Steps

Ms. Barrows informed the committee members that staff would provide the Town Plan Commission and Board with an overview of the draft code amendments in December and a Public Information Meeting will likely take place in the middle of January. An email will be sent to the committee regarding the

Public Information Meeting date and website address that will contain information related to the project.

There was discussion regarding whether the City would allow additional sewer requisitions to accommodate the density proposed within the District. Staff discussed that upon completion of the code amendment process, the Town and County will reconvene to discuss additional opportunities for collaboration as discussed in previous meetings.