Summary of the Planning Commission's Committee of the Whole Meeting November 03, 2015, Room 305 (RMB), 9:00 AM

Members present: Ms. Alcine, Mr. Braun, Chair Buxton, Mr. Fluhrer, Ms. Hicks, Mr. Lyle, Mr. Schuster, Mr. Swink, Mr. Terando and Mr Whitsett.

Staff members present: Deputy Planning Director Crane, Planner Dillard and Administrative Support Staff Eason.

Z-36-15 Trinity Road (West CAC).

This site is located on Trinity Road, south side, east of I-40, west of Corporate Center Drive.

This is a request to rezone approximately 3 acres of land located on the south side of Trinity Road, east of I-40. The request would rezone the property from Thoroughfare District (TD) to Office Mixed Use-3 stories with Parkway Frontage (OX-3 PK). Conditions limit residential development to 10 units per acre and also prohibit single unit living.

Planner Dillard presented the case regarding reasoning for case being to have further discussion before returning to full body of the Planning Commission; limits of residential use; deadline for PC recommendation being January 25, 2016; smaller setbacks; retail intensity reduced; proposal is technically inconsistent with Comprehensive Plan; outstanding issues and CAC vote pending CAC meeting on November 17th.

There was discussion regarding how the request is consistent with single family lot and there being single family lots on this street and policy would prevent multi-family driveway cuts for single family.

There was further discussion regarding there being any guidance in the Comprehensive Plan regarding what we want the area to look like around Noel Road.

Mr. Crane gave a brief statement regarding policy guidelines.

There was further discussion regarding what the designation would be under the UDO Remapping and was stated it would be OX; Thoroughfare District allows for Office Residential and following the Comprehensive Plan as to not create nonconformity.

Mr. Braun stated he was struggling with the designation because it doesn't apply affectively to the size of the parcel and the nonconformity.

There was discussion regarding restriction of office use to residential; offering additional conditions and coordinated land use for area.

Planner Dillard stated that staff was not trying to restrict housing outright just single family detached.

Mr. Terando asked if Parkway Frontage made sense for this area and what goal would it achieve.

Mr. Crane stated that it had same effect as both SHOD-I and Parkway.

Andy Petty representing the applicant gave a brief overview of the case.

There was further discussion regarding build to and application of frontage taking precedence.

There was no public comment.

Mr. Braun stated that he has a hard time going against what the Remapping is asking for which is also closer to Comprehensive Plan.

Ms. Hicks spoke regarding OX being in keep with zoning of UDO; appropriate for size lots that are there; helpful to have larger overview of front and is in support of idea of live where you work.

Mr. Fluhrer stated that Parkway Frontage is consistent so why would we not want to continue this.

Mr. Schuster spoke regarding being in favor of living and working in same community; respecting Comprehensive Plana and this seems to be an appropriate request.

Mr. Swink responded he was okay with request.

Mr. Terando spoke regarding build to with corner lot; primary tree conservation along Trinity; hesitating on Parkway Frontage and being fine with OX-3 Conditional Use and has no problem with the case.

Ms. Alcine spoke regarding being fine with the direction the case is going.

Mr. Lyle responded regarding no problem with the case but states there needs to be some consistency with frontage along Trinity Road.

Recommendation: There is a recommendation to approve and return to the full Planning Commission for it November 24, 2015 Meeting.

Motion: Mr. Swink

Second: Mr. Lyle

Vote: 10-0

Meeting Adjourned 9:40 a.m.

Chenetha Eason -