
Zoning Committee of the Planning Commission (ZOCO) Meeting Summary, September 29, 2015.

PC members in attendance: Erik Gutshall (chair), Rosemary Ciotti, Brian Harner, Stephen Hughes, Nancy Iacomini.

Staff: Deborah Albert, Matt Mattauszek.

Form Based Code allowable uses. Staff gave an overview of the proposed changes, which include amendments to the ground floor retail uses table in the commercial nodes Form Based Code (Code), and consideration of new uses, including civic uses. The following summarizes the ZOCO discussion.

Use table

- Include explanatory text for all terms/abbreviations used in the use table
- Think about the interaction between the two new columns added to the table and revise for clarity
- “Prohibited” is confusing if intent is to allow a use by use permit under certain circumstances
- Staff presentation indicated that this review of ground floor uses is to be more consistent with the vision of the Code – there was an inquiry about the defined vision and whether it is included in the Code.
- Generally, proposed changes make sense – staff is trying to be more expansive with regulations and allowed uses, but in a way that is consistent with the vision for pedestrian activation, etc.
- For uses that already require a use permit, is there a higher threshold for a use permit if the use is located on a principal arterial?
- Generally, on what criteria would the County Board base its decision on whether to grant a use permit for a use that requires a use permit on a primary arterial?
- Why use Master Transportation Plan (MTP) designations rather than BES frontage types to make distinctions between what is allowed where?

Civic Uses

- There should be a defined process for the required public review of public civic buildings.
 - Publicly-owned civic buildings should go through the established PFRC (public facilities review committee) process.
- No concerns were raised regarding the list of proposed civic uses to add to the ground floor use table, although there was an inquiry as to which civic uses were NOT added to this list.

Parking ratios

- How do we know that the existing 1:1000 is the right ratio?
- Is there any need to address compact parking ratios in the Code? Staff indicated that the FBC relies on §14 of the Zoning Ordinance for this requirement, and any potential changes or study would need to be on a County-wide basis.
- No objectives were raised to the proposed vehicle or bicycle parking ratios.