Summary of July 28, 2011 Meeting

Approximately 12 persons attended the meeting at Fleming Garden Christian Church. Staff began the meeting with introductions and a brief explanation of the planning process. Due to the low turnout, there was no discussion group for the Community and Culture working group.

Notes from the Land Use, Zoning and Site Development Work Group:

This was the fourth meeting for the Land Use, Zoning and Site Development group. The group has been discussing specific land use and zoning recommendations for portions of West Washington Street. For this meeting the discussion was centered on the area between Holt Road and Fleming Street.

- Staff began a discussion on land use recommendations for the portion of West Washington Street between Holt Road and Fleming Street. The discussion on zoning was centered on making zoning recommendations that are consistent with and reflect the land use recommendations for the plan. Along this portion of West Washington Street, the land use recommendation is primarily Community Commercial which is consistent with a C4 zoning. There are multiple parcels that are commercially zoned C5 and C7, which would reflect a Heavy Commercial land use recommendation. Due to their immediate proximity to protected districts, staff is recommending that these parcels have a C4 zoning recommendation to reflect the Community Commercial land use recommendation of the plan.

- Staff continued with these recommendations as well:

- There are seven parcels east of McClure Street, between Washington and Rockville that are zoned commercial, but the Comprehensive Plan recommends a residential use. These parcels are the eastern boundary of an existing residential neighborhood and should be preserved as residential. Allowing commercial uses to exist here would put undue pressure on the residential to the west to convert to commercial as well. The zoning recommendation for these parcels would be for D5.

- There are two parcels located at 414-416 South McClure Street that are zoned commercial, but the Comprehensive Plan recommends a residential use. These parcels should be preserved as residential. The zoning recommendation for these parcels would be for D5.

- There is a parcel located at 3859 West Washington street that is zoned C1 for office commercial. This is part of a multi parcel commercial development and should reflect the existing use. The Comprehensive Plan recommends a community commercial use as well. The zoning recommendation for this parcel is for C4.

- There are three parcels located at 405, 409 and 413 South Collier Street that are zoned residential, but the Comprehensive Plan recommends a commercial use. These parcels should be preserved as residential. The land use recommendation for these parcels would be for 5-8 Residential units per acre.
There are seven parcels located at 503, 505, 515 South Rybolt and 404, 408, 412, and 416 South Collier Street that are zoned C1 for office commercial, but the Comprehensive Plan recommends a residential use. These parcels should be preserved as residential. The zoning recommendation for these parcels would be for D5. The parcel located at 404 South Collier has a land use recommendation for Community Commercial. The land use for this parcel would be for 5-8 Residential units per acre.

There are two parcels located at 3912, and 4002 West Washington Street that are zoned residential, but have a commercial use. The Comprehensive Plan also recommends a commercial use. The zoning recommendation for these parcels would be for C4.

There is a parcel located at 3924 West Washington Street that is zoned commercial, but the Comprehensive Plan recommends a split use for commercial and residential. The zoning recommendation for this parcel should reflect the comprehensive plan and be C4 for the portion south of the adjoining parcel located at 336 Robton Street, and D5 for the portion north of the adjoining parcel located at 336 Robton Street.

There are seven parcels located at 520-544 South Rybolt Avenue that are zoned residential, but the Comprehensive Plan recommends a commercial use. These parcels should be preserved as residential. The land use recommendation for these parcels would be for 5-8 Residential units per acre.

There is a parcel located at 4175 West Washington Street that is zoned commercial, but the Comprehensive Plan recommends a park use. The current use is park as well. The zoning recommendation for this parcel should reflect the comprehensive plan and the existing use. The zoning recommendation for this parcel would be SU2.

There is a parcel located at 354 South Lyons Avenue that is zoned commercial, but the Comprehensive Plan recommends a residential use. This is part of a multi parcel commercial development and the land use recommendation should reflect the existing use. The land use recommendation for this parcel would be for community commercial.

There are two parcels located at 356 and 360 South Roena Street that are zoned residential, but the Comprehensive Plan recommends a special use. These parcels should be preserved as residential. The land use recommendation for these parcels would be for 3.5-5 Residential units per acre.

There is a parcel located at 4200 West Washington Street that is zoned residential, but the Comprehensive Plan recommends a special use. This is part of a multi parcel special use development and the zoning recommendation should reflect the existing use. The zoning recommendation for this parcel would be for SU1.

There is a parcel located at 631 South Fleming that is zoned SU1, but the Comprehensive Plan recommends a residential use. This is part of a multi parcel special use development and the land use recommendation should reflect the existing use. The land use recommendation for this parcel would be for special use.

There is a parcel located at 530 South Taft that is zoned SU1, but the Comprehensive Plan recommends a residential use. This is part of a multi parcel special use development and
the land use recommendation should reflect the existing use. The land use recommendation for this parcel would be for special use.

- The following two recommendations will be combined to form a critical area:

  - There are two parcels located at 4308-4310 West Washington Street that are zoned commercial, but the Comprehensive Plan recommends a special use. One of these parcels is owned by the special use, and if the other is acquired by the special use, then their zoning recommendation should reflect the existing use as special use. If the special use does not acquire the property, and/or sells the 4310 property, then the zoning shall recommendation shall be C4 and the land use recommendation should be changed to reflect Community Commercial.

  - There are five parcels located at 530-543 South Fleming Street that are zoned special use and residential. The Comprehensive Plan recommends a special use for all five parcels. Four of these parcels are owned by the special use, and if the other is acquired by the special use, then their zoning recommendation should reflect the existing use as special use. If the special use does not acquire the property, and/or sells the 4310 property, then the zoning recommendation shall be D5 residential and the land use recommendation should be changed to reflect 3.5-5 Residential units per acre.