Summary of June 23, 2011 Meeting

Approximately 18 persons attended the meeting at Fleming Garden Christian Church. Staff began the meeting with introductions and a brief explanation of the planning process. Attendees then broke out into two discussion groups.

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

This was the third 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.

- Staff reviewed the recommendations from the previous meeting for the portion of West Washington Street between North Tibbs and Holt Road.

- Part of the discussion centered on the Tibbs Drive-In due to the size of the parcel, its current DA zoning, and the speculation that it has been for sale. The discussion recommended keeping the Residential 5-8 Units Per Acre land use recommendation that it currently has. There was a question on the feasibility of changing the recommendation to Light Industrial. It was felt that there is a glut of housing in the area, and that the site is not likely to be developed in the near future. Staff acknowledged that Light Industrial was a possibility, but felt that there was too much encroachment on the existing residential. In addition, access for trucks would be difficult on South Tibbs, and might be diverted through a residential neighborhood on Oliver Street in order to access the Holt Road interchange. The zoning recommendation for this parcel would be for D5.

- Another recommendation was for the north east corner of Holt Road and Washington Street, where a plumbing supply company and an ice company are located. The current land use recommendation is for Heavy Commercial, and the group suggested a change to Community Commercial which is compatible with C4. This change would match the recommendations for the adjoining commercial parcels which are recommended for Community Commercial as well. The zoning recommendation for this parcel would be for C4.

- The parcels located at 3515-3517 Rockville Road, are currently recommended for Community Commercial. The parcel has inadequate parking space to meet the Development Standards for Community Commercial. It was recommended to change this parcel to an Office Commercial land use recommendation. The zoning recommendation for this parcel would be for C1. In the same area, the Office Commercial recommendation for 3512 Rockville Road would remain, but the zoning recommendation for that parcel would be for C1 as well.

- 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 is primarily Community Commercial. There is a significant amount of C5 and C7 commercially zoned parcels, which would reflect a Heavy Commercial land use recommendation. These parcels would need to have a C4 zoning...
recommendation to reflect the Community Commercial land use recommendation of the plan. This does not mean that the zoning is being changed to C4, but that if the land use was to change, and a zoning request is issued, it is the plans recommendation that the zoning be changed to C4.

- There was a question about changing the residential zoning on the vacant parcel that are located within the floodway. The zoning recommendation for those parcels would be for Floodway.

- Staff briefly reviewed the Land Use recommendations for the portion of West Washington Street between Holt Road and Fleming, pointing out areas of concern. This portion will continue to be discussed at the next meeting on July 28.

Notes from the Housing, Recreation and Neighborhoods Work Group:

At the June 23rd meeting, the Housing, Recreation and Neighborhood group wrapped up their discussion on proposed park improvements and residential building conditions.

- Concern was expressed about empty houses adding to decline and crime in the area. It was noted that there seemed to be growing drug use and police runs to the Cloverleaf Apartments and that we may want to check the crime stats.

- Christina Oaks Park was once the site of Fleming Garden School.

- Picnic tables and benches for parents watching their children were recommended additions to the proposed park design.

- A barrier between the playground and Washington Street was recommended to keep young children from accidently running into the busy street.