

**05-26-2021 Town Council Meeting
Responses to Council Questions**

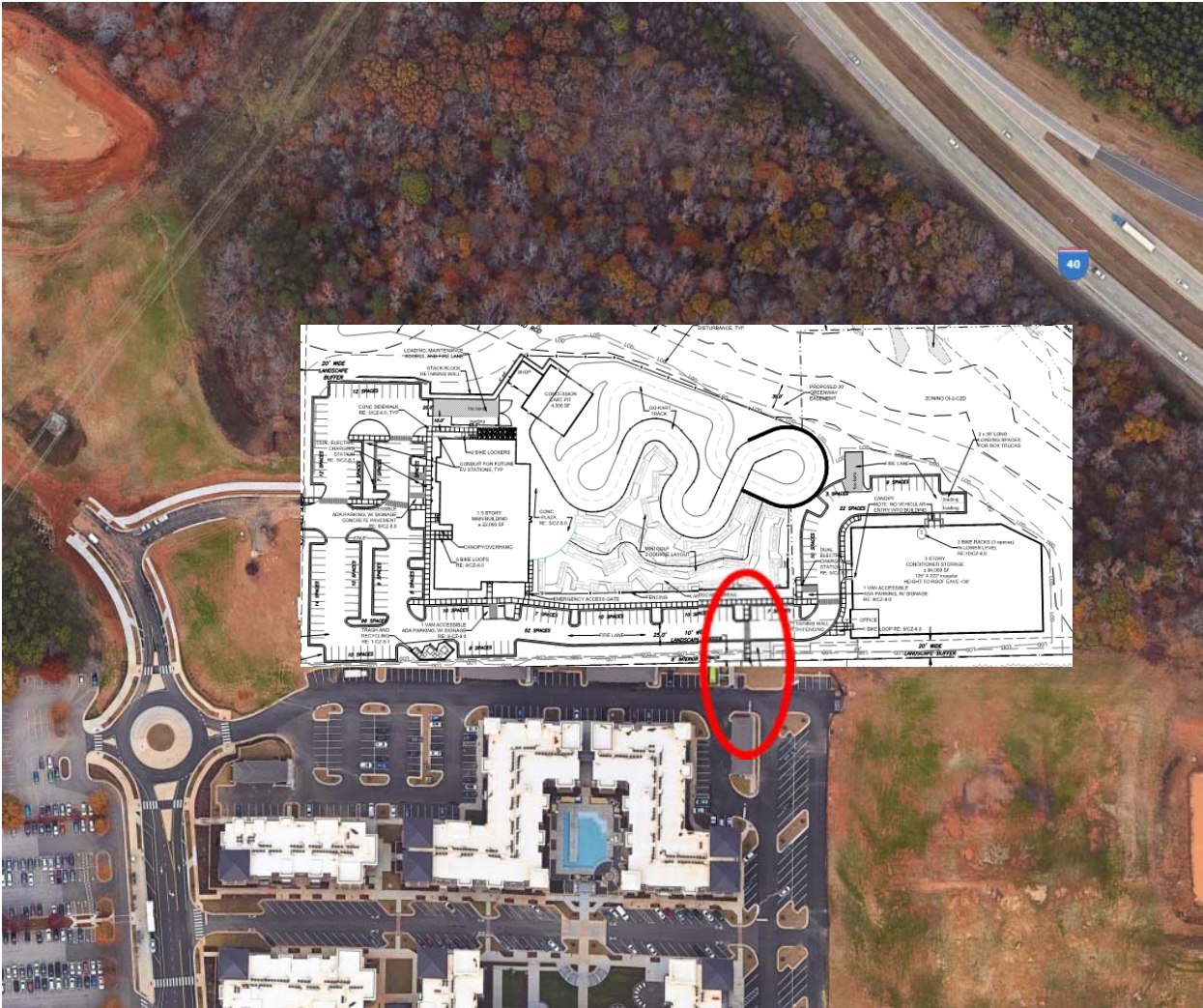
ITEM #10: Open the Public Hearing for Conditional Zoning - Putt Putt Fun Center, 2200 Eubanks Road (115/135 Chapel Point Road) Community Commercial - Conditional Zoning District (CC-CZD) and Office/Institutional-2-Conditional Zoning District (OI-2-CZD)

Council Question:

Would the proposed sidewalk connection to Carraway Village run along a road?

Staff Response:

The proposed connection would be located as indicated on the exhibit below:



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Council Question:

What kind of amenities/activities would be provided in the main building (indoor rec) on the site?

Staff Response:

The applicant will provide additional information.

Council Question:

In the past, staff has been reluctant to allow floor area ratio above what is called for in LUMO, but here they are recommending a much higher FAR than the OI-2 allows (given that the rest of the site is mostly outdoor recreation). Is this a shift in policy re FAR, or does the conditional zoning give us greater leeway in allowing FAR to be exceeded, or is there another reason?

Staff Response:

Conditional Zoning offers greater leeway in allowing FAR to be exceeded. The conditions of the Conditional Zoning are site-specific and allow opportunity to either increase or decrease the FAR within the zoning ordinance.