

HISTORIC ROGERS ROAD, APRIL 2 FEEDBACK

Planning Commission – 04/16/2019

At their April 2, 2019 meeting, the Planning Commission continued review of the **Historic Rogers Road Neighborhood Zoning**. Feedback from Commission members is summarized below, along with potential options to include in a recommendation to Town Council.

HOME OCCUPATIONS

Feedback: Is the one-acre minimum lot size for major home occupations too restrictive?

Potential Options:

- 1) Require that business activities either have a larger setback (ex. 100') or be located indoors. Remove the minimum lot size requirement. All major home occupations shall still require a permit.
- 2) Set a maximum floor area requirement (as square footage, not just percent of home size). Remove the minimum lot size and business activities setback requirements. All major home occupations shall still require a permit.
- 3) Require all business activities that generate noise, dust, vibration, odor, light, and glare to be conducted indoors. Remove the minimum lot size and business activities setback requirements. All major home occupations shall still require a permit.

Feedback: Restrictions on selling goods from a home occupation may be prohibitive to certain businesses (ex. a salon that wants to sell hair products to clients)

Potential Options: Add clarifying language to allow service-based businesses (ex. salon, florist) to sell products related to their business to clients. Home based occupations will not be able to operate as primarily retail establishments.

Feedback: It may be stigmatizing and generally unnecessary to prohibit certain types of businesses (ex. body shops) in the ordinance. If the business will comply with the requirements (ex. noise, light, hours of operation) there should not be arbitrary restrictions. (Note - if activities are required to be indoors, this may eliminate the need for this type of prohibition)

Potential Option: Remove prohibitions on specifically named business types, rely on other restrictions to mitigate impacts. Separate from Ordinance, develop graphics, business type examples, and guidance for permit review procedures.

BILLABONG LN PROPERTIES

Feedback: Several commission members felt that it would be appropriate to remove the lots on either side of Billabong Lane from the Historic Rogers Road Zoning District. Other members noted that there is no fundamental difference in the existing zoning and the new zoning, especially given the lack of water/sewer infrastructure limiting potential development. It was noted that these lots are already "mature and developed" and that other uses for them would not be appropriate.

Potential Options:

- 1) Remove lots on both sides of Billabong Lane from the Historic Rogers Road Zoning District.

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- 2) Keep lots on both sides of Billabong Lane in the Historic Rogers Road Zoning District, based on several factors - 1) these lots are already developed and there is not much opportunity for new development that would be affected by the revised zoning; 2) the lack of water and sewer infrastructure along Billabong Lane effectively prohibits development at the maximum densities defined in the Historic Rogers Road zoning ordinance; 3) a similar maximum density and minor home occupations are already allowed, by-right, under the existing zoning.

STREET STANDARDS

Feedback: 850' maximum block length seems too big for this neighborhood.

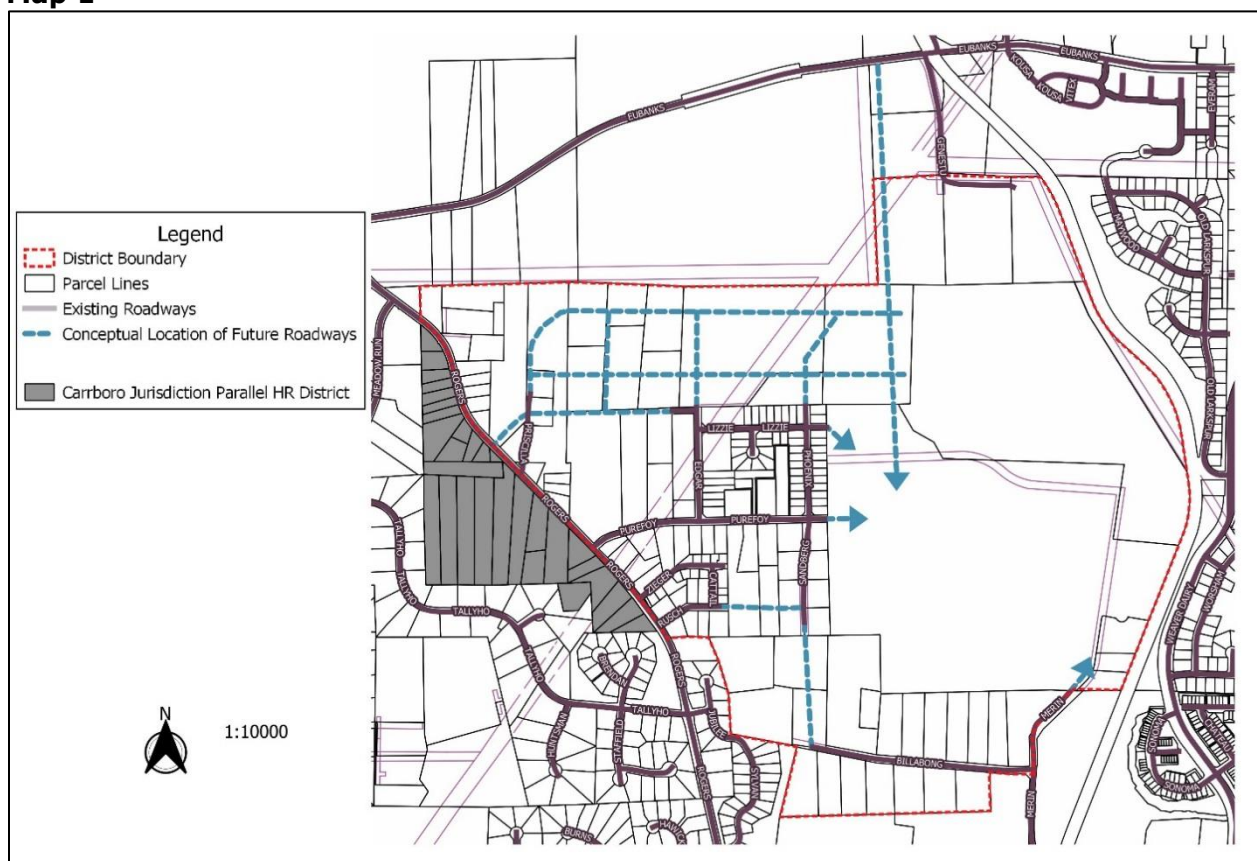
Potential Options: Reduce minimum block length to 400-500' to promote walkability.

Feedback: Staff is interested in additional feedback on whether and how to conceptually map future streets for the neighborhood.

Potential Options:

- 1) Map all desired connections in the same manner (see Map 1 below)
- 2) Map desired connections but distinguish between streets supporting internal vs external connectivity for the neighborhood (see Map 2 below)
- 3) No map; rely on the text standards for Streets (block length, configuration) to support adequate connectivity

Map 1



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Map 2

