

10-17-2018 Town Council Meeting Responses

ITEM #3: Open the Public Hearing: Application for Land Use Management Ordinance Text Amendment -Self-Storage Facility, Conditioned, and Floor Area Ratio Adjustment for Office/Institutional-2 (OI-2) Zoning District. ** Reissued from 10/10/18 **

Self-Storage Questions

Council Question: What are the "negative activities that may occur at a storage facility" (p. 12)?

Staff Response: *It is important to establish the activities that can and cannot occur at self-storage facilities to prevent uses with potentially larger impacts such as retailing and manufacturing.*

Council Question: What kind of use is conditioned self-storage currently?

Staff Response: *Conditioned self-storage use is currently allowed as an accessory use in the Innovative, Light-Industrial Conditional Zoning District (LICZD).*

Floor Area Ratio Questions

Council Question: In 2003, was the floor area ratio reduced for OI-2 district to .264? If not in 2003, when did that happen?

Council Question: What has been the history of changes to floor area ratios for OI-1 and OI-3 since 2000?

Staff Response: *The table below indicates the history regarding changes in FAR.*

	<i>OI-1</i>	<i>OI-2</i>	<i>OI-3</i>
<i>1981</i>	<i>0.230</i>	<i>0.328</i>	<i>0.429</i>
<i>1991</i>	<i>0.264</i>	<i>0.264</i>	<i>0.566</i>
<i>2018</i>	<i>0.264</i>	<i>0.264</i>	<i>0.566</i>

Council Question: Do you know why it was reduced from .328 in 2003?

Council Question: Why was the floor area ratio reduced in 2003?

Council Question: Why was floor area ratio for OI-2 district reduced from .328?

Staff Response: *We are researching this question and will follow up shortly.*

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Council Question: What are the ramifications/impacts of increasing floor area ratio now?

Staff Response: *This would allow more activity to occur on properties with this zoning designation. The provision in the proposed text amendment would allow about 10% more floor area.*

Council Question: Is there any kind of formula or logic behind the FAR level for each OI zone in the current LUMO?

Staff Response: *We are researching this question and will follow up shortly.*

Council Question: If the point is to increase it incrementally by zone, why would we not make the FAR for OI-2 .415 (the mid-point between OI-1 and OI-3)?

Staff Response: *The applicant proposed an FAR of 0.290 to meet the needs of a planned project. This was the smallest change needed to meet the applicant's need.*

Council Question: What buildings (address numbers) and businesses are at each of the OI-2 districts around town?

Staff Response: *We are researching this question and will provide information at a later date.*

Other Questions

Council Question: What is the Vilcom property currently zoned for?

Staff Response: *The Vilcom property is currently zoned Office/Institutional-2 (OI-2).*

Council Question: Without this amendment, what other kind of development review process could be used for this project at Vilcom?

Staff Response: *The project has an existing Special Use Permit approval. The proposal before the Council would allow an approximately 93,000 sq. ft. building to be built. Without the proposed increase in FAR, the building would be limited to approximately 71,000 sq. ft.*