

# PLANNING DEPARTMENT DISCUSSION ITEM REPORT



Date: August 3, 2017

General Description: Gateway Overlay Corridor Discussion

Town Council Initiated     Planning Board Initiated     Staff Initiated

## DISCUSSION OVERVIEW:

In April, the Planning Board brought up some areas of their concern regarding the recently adopted Gateway Overlay Corridor. These topics included (1) the interpretation of the triggering criteria for existing development; (2) bicycle parking requirements; (3) shared enclosures/dumpster areas; and (4) lighting apparatus requirements.

In May, Staff discussed the status of researching these items. The Board was informed in brief as nothing conclusive had been fully researched.

In June, the Board decided they wished to have this as an agenda item for discussion.

In July, the Board discussed these topics at their regularly scheduled meeting. It was decided that some of the items need less tweaking and maybe just the addition of examples to serve as guidance. Some language is needed to be altered in some areas and this will be covered below.

## STAFF COMMENTARY

As mentioned above, the four topics previously brought up, but by no means the only ones up for discussion are: (1) the interpretation of the triggering criteria for existing development; (2) bicycle parking requirements; (3) shared enclosures/dumpster areas; and (4) lighting apparatus requirements. Below is a brief commentary from Staff's perspective regarding these topics since the last discussion.

### **The Interpretation of the Triggering Criteria for Existing Development**

Presently, improvements which exceed 50% of the structure's tax value of a 5,000 sf or less structure or exceed 25% of the structure's tax value of a structure greater than 5,000 sf must update landscaping, signage, and pedestrian travel. The Board has brought up that they would like to see this not include the value of interior improvements.

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Discussion surrounding this topic stayed true to the desire to leave out the interior work. To that end, it was brought up that simply updating the criteria to reflect this statement may be the best course of action. **See below under Possible Amendments for Staff's proposed changes.**

### **Bicycle Parking Requirements**

The Board had shared some concerns with how to implement this requirement. However, it was observed that there is only a minimum of three (3) spaces required and is not a strain for development/redevelopment in terms of costs. It was then decided that adding in example pictures so that people could get a feel for what might be expected/acceptable would help when reviewing for development. **See below under Possible Amendments for Staff's proposed changes.**

### **Shared Enclosures/Dumpster Areas**

Not much was discussed regarding this topic other than a desire to see neighboring properties share enclosed areas for space management and appearance purposes. This would be great for appearance aspects, traffic flow through properties, and general site organization. **Staff is still researching possible regulations/language amendments and has nothing prepared for this meeting.**

### **Lighting Apparatus Requirements**

This concern with this topic was that people felt the only allowed light would be the most expensive type. As Staff pointed out, and Board agreed, our existing language leaves room for interpretation and using a similar light as shown rather than just that light. It was agreed that adding in examples of other lights could solve this problem. **Staff is still gathering up samples similar to the existing and does not have them prepared for this meeting.**

There was also discussion of removing some of the existing language involving pathway lights. This was viewed by the Board as possibly being excessive and not in line for the vision of this overlay. **See below under Possible Amendments for Staff's proposed changes.**

## POSSIBLE AMENDMENTS

As referenced above, Staff has prepared possible amendments and inserts for review. This section should be treated as not proposed amendments, but work-in-progress language for future amendment consideration.

### **The Interpretation of the Triggering Criteria for Existing Development**

Below is some proposed language which addresses the desire to not include internal renovations towards the calculation on if an existing property must update their site conditions for the overlay. This would involve amending Section 6.07(A)3 and 6.07(A)4.

## **SECTION 6.07 OVERLAY ZONING DISTRICT DEVELOPMENT STANDARDS**

### **(A) Gateway Corridor Overlay District.**

#### **3. Exemptions.**

The Gateway Corridor Overlay District design standards shall not apply to:

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e. Those buildings existing on the effective date of the establishment of this overlay whose **exterior** improvements do not exceed 50% of the structure's tax value of a 5,000 sf or less structure or do not exceed 25% of the structure's tax value of a structure greater than 5,000 sf. Tax values shall be based upon those provided by the Brunswick County Assessor's office. **Internal renovations of existing buildings will not count towards these improvement costs.**

### 4. Expansion of Existing Uses.

Those buildings whose **exterior** improvements exceed 50% of the structure's tax value of a 5,000 sf or less structure or exceed 25% of the structure's tax value of a structure greater than 5,000 sf (tax values shall be based upon those provided by the Brunswick County Assessor's office) after the effective date of this overlay, the following requirements shall be met:

**e. Exception: The costs of any internal renovations of existing buildings will not count towards the percent value of the structure's tax value when determining if the expansion of existing uses must execute items a-d of this section.**

### **Bicycle Parking Requirements**

Below are some sample pictures that can be inserted as examples of smaller scale bicycle racks as discussed by the Board and Staff. Staff is also proposing reorganizing the existing language to read more clearly. There is also a minor language amendment to reference these pictures. This would amend Section 6.07(B)2.

## SECTION 6.07 OVERLAY ZONING DISTRICT DEVELOPMENT STANDARDS

### (B) Parking and Loading Areas:

#### (2) Bicycle racks shall be required.

a. A minimum of 3 bicycle parking spaces shall be provided. ~~In addition to the required number bicycle rack spaces, spaces shall be provided at a rate of 1 bicycle space for every 20 required parking spaces; up to a maximum of 6 bicycle spaces. In the instance of a resulting fraction in calculation, the number shall be rounded up to the next applicable number.~~

**b. Additionally, bicycle spaces shall be provided at a rate of 1 bicycle space for every 20 required parking spaces (round up fractions) up to a maximum of 6 bicycle spaces.**

c. Below are examples of small-scale bicycle racks.





**Lighting Apparatus Requirements**

Below is a proposed amendment to remove pathway lighting requirements. This would amend Section 6.07(D)2.

**SECTION 6.07 OVERLAY ZONING DISTRICT DEVELOPMENT STANDARDS**

**(D) Lighting:**

~~(2) Decorative pathway lighting shall be provided for all pedestrian paths required by this overlay. Such lighting may include landscaping or bollard lighting to allow for adequate illumination of the path during night hours.~~

**WHAT'S NEXT?**

The Planning Board should discuss these items and others as they see fit regarding this overlay. Based on how these possible amendments are perceived we may continue with further review or prep for a future text amendment.