

March 15, 2016 Planning Commission Meeting  
Planning Commission and Public comments on Ephesus/Fordham

Susan Dancy comment on her handout – (CDC recommended changes)

Outlines issues and how they are being addressed

CDC presented concerns on current projects

Resulted in unintended consequences

Some of the staff recommendations address the concerns, some don't

Address each of the staff item one by one

1. Frontage Type Change along Fordham

***Planning Commission (PC) expressed general support for this item***

2. Lot Parameter

Susan Dancy (SD) – need to look at block lengths

Amy Ryan (AR) – Council discussed having this looked at further by technical working group

AR – Have the technical working group looking at maximum blocks with permeability, pass-through

Melisa McCullough (MM) – like focus on function rather than a strict standard

***PC: endorse CDC recommendation and send back to the technical working group for continued discussion.***

3. Building Height

SD – perception of two stories is not the goal

Whit Rummel (WR) – two stories for gas stations – office above; are we making exemptions for gas stations?

SD – CDC comments came from real code and real projects – feedback keeps pointing to “the exceptions to the rule” – need to focus on good urban design

***PC – support minimum of two stories with functioning interior floor area***

4. Streetscape

AR – need to build a sidewalk wide enough to accommodate potential outdoor sidewalk uses

Neal Bench (NB) – add a minimum sidewalk width of X (15 or 20 feet)

AR – interest is to have a sidewalk wide enough for sidewalks

***PC- 10 foot clear path minimum, wider more function is preferred – leave to technical study group for definition - restaurants must have more than 10 feet***

5. Outdoor Amenity Space

NB – need public space

AR – outdoor space should not be only for the residents – should be accessible to all

Refer to the technical committee for privacy issues – green space need to provide relief from urban intensity

NB – Weaver Street a good example – private space for public use

SD - need to be ground level and not roof top gardens

NB – intent, anywhere in the district green space is accessible

SD – encouragement of a district wide green/open space plan

***PC – bsupport more public outdoor open/green space***

6. Setback Encroachments

SD – detract from streetscape; language limited in scope

AR – certain functions should be banned from street frontages; need to look for a better solution. Technical team look at allowing driveway/garage entrances on B frontages instead of A frontages – A frontages sacrosanct

MM – send it back to technical group for more discussion

NB – useful to have a representative from Duke Energy weight in on transform placement

**PC – send back to technical team for more discussion**

7. Vehicular Parking Decks

**PC – CDC should be reviewing parking decks**

8. Certificate of Appropriateness

AR - CDC review of stormwater retention

**PC – agrees**

Technical Advisors

AR – Chamber should be the entity that picks the advisory – opposed to that idea

NB – the technical advisory should come from a various group of advisory

AR – from individuals that do not have an interest in development

**PC – advisory should be neutral, chamber should not select advisory member**

Other topics from SD

Shared Parking

MM – endorse the shared parking concept

AR – was a priority of the working group – would take longer to accomplish beyond these 8 changes

NB – thought it would be more difficult to coordinate, not a “now” item – it may only be a minor change now

**PC – no comment**

Driving Thru Windows

**PC – no comments**

SR – need B frontage on Fordham and on Ephesus for Legion Road extension

B frontage on Legion needs to be changed to something else

**PC-should be referred to the technical committee – look at all properties along Fordham with respect to frontage type**