

PLANNING AND ZONING BOARD MINUTES October 23, 2019 Page 12

Mr. Wemyss responded that there could be reasons the utility would not want to underground utilities, such as if the lines had recently been hardened or if the site is a small infill lot.

Ms. Smith asked if the entrance and exit for semi-trucks will only be from Powerline and not from MLK.

Ms. Chakas responded that the site actually is not being designed for 18-wheelers and that it would not be convenient for trucks to use the front entrance.

Mr. Stacer asked if there any different parking requirements for the different uses proposed.

Ms. Chakas responded that the property is over-parked in order to accommodate retail or office spaces.

Mr. Stacer ask if staff would keep track of this.

Mr. Wemyss responded that the Zoning Use Certificate review would ensure that uses are consistent with the parking requirements.

Mr. James Saunders recommended that staff present the major site plan application and allow the public a chance to speak for this particular item.

Mr. Wemyss provided the recommended conditions of approval (*note: listed above*) and stated that staff recommends approval.

Mr. Stacer asked if anyone from the audience wished to speak. There were none.

MOTION was made by Richard Klosewicz and seconded by Darlene Smith to recommend approval of the Major Site Plan PZ #19-12000008 per the 7 conditions as described in the staff report. All voted in favor of the motion.

H. OTHER BUSINESS

6. Text Amendments- Historic Dune Vegetation Line

Mr. Matt Edge, Planner, presented himself to the Board and explained that this proposed text amendment would revise the definition of what was previously called the “Dune Vegetation Line”. He explained that this line was originally defined in 1959 with an aerial photograph and served as the rear setback line for properties on the beach. He stated that the City recently had a survey of the beach conducted to establish a new, easier to use line. He stated that this amendment will clean up some language in the code and that the line will now be referred to as the “Historic Dune Vegetation Line”.

Ms. Kovac commented that she found this very interesting.

PLANNING AND ZONING BOARD MINUTES October 23, 2019 Page 13

Mr. Edge stated that the line itself was something that was entirely created and so this new survey will be very helpful to developers along the beach.

Mr. Stacer asked if anyone from the audience wished to speak. There were none.

Ms. Coleman thanked staff for all of their work on this.

MOTION by Joan Kovac and second by Willie Miller to recommend approval of the proposed text amendment. All voted in favor.

7. Text Amendments - Density Exceptions

Mr. Wemyss explained that this proposed text amendment is in response to the fact that there are many non-conforming RD-1 lots that only permit single-family development because they do not meet the dimensional requirements for the second dwelling unit to be developed. He stated that that this proposed amendment would address this issue by permitting two-family development so long as certain new dimensional requirements were satisfied.

Mr. Stacer asked when a flex unit allocation would be necessary.

Mr. Wemyss explained what the prerequisites would be.

Mr. Stacer asked if 419 flex units would be allocated right now or if they would be applied for as development is proposed.

Mr. Wemyss responded that an applicant would need to request a flex unit as necessary.

Ms. Jean Dolan, Principal Planner, replied that staff could devise a separate flex process for properties in this situation to streamline things.

Ms. Coleman asked if a duplex on NE 23rd would need to apply for a flex unit if the property was destroyed and wished to rebuild as a duplex.

Mr. Wemyss replied that the intent of this amendment is to remove limitations on properties from developing as two-family homes where they have historically been permitted.

Ms. Dolan requested that the Board include a condition of approval to direct staff to amend Chapter 154 procedures for Flex Allocation in order to create this parallel process. This way such an amendment wouldn't need to return to the Board at their November meeting.