

Minutes
Land Development Standards Committee
October 21, 2009

Members Present: David Blevins, Mike Erwin, Daniel Hyatt, Steve Kaufman, Ron Leatherwood, Patrick McDowell, Joe Taylor, Ken Wilson

Members Absent: Patrick Bradshaw

Staff present: Fred Baker, Paul Benson, Lee Galloway

The meeting came to order at 7:30 am. Mr. Benson announced that the business for the day would be review of the Action Items from the Diagnosis Report beginning where the Committee left off on October 14 with Section 3.11.4 - Parking and Garage Doors.

Committee comments by section:

3.11.4 Revise front-facing garage door requirements to more objective standards. Consider a prohibition on front-facing garage doors for multi-family buildings and small lot development (less than 50' width) but permit exceptions such as for site topography. [The Committee agreed that current standards need to be improved. There was general support expressed for requiring at least a 2' recess for garages and a limitation of garage door area to no more than 40% of the street level façade. Current standards require a setback in front of garage doors great enough to accommodate a vehicle without the vehicle blocking the sidewalk. Given that topography commonly requires construction on sloping lots the Committee felt that a prohibition on front-facing doors would have to be too frequently varied.](#)

Restrict vehicular parking in the front yard for narrow lot detached homes and multi-family structures. [The Committee agreed that the width of driveways should be limited for these developments to prevent front yards from becoming parking lots.](#)

3.11.5 Create new building design details that are keyed to building types rather than simply by district. [The Committee agreed that building design types would work better by being keyed to building types, and that current standards are more oriented toward commercial design. The Committee felt that the suggested standard of 8:12 for minimum roof pitch is too steep, and recognized that some well-liked architectural styles have much flatter roof pitches.](#)

Downtown Infill

3.12 Prepare a detailed urban design plan for the downtown area. The Committee agreed that this is a good idea, but as there is no budget for such a plan, the regulations will need to go forward in the absence of a plan. Prepare a form-based code that is keyed to the desired outcome of the plan. The Committee feels that the maximum building height should be limited on Main Street to perhaps the height of existing church steeples, etc.; but higher buildings, 5-6 stories, would be appropriate at lower elevations within the district.

South Main Street

3.13 Prepare a detailed urban design plan for the South Main Street area. Prepare a form-based code that is keyed to the desired outcome of the plan. The Committee felt that a CBD model for this area may only be appropriate for the blocks between Brown Avenue and Ninevah Road. Unfortunately, there is no budget for an urban design plan at this time, so district regulations need to be based on the existing vision and goals for the district.

The meeting adjourned at 9:00 am.

Paul Benson, Planning Director