

Centreville Planning Commission
 Work Session
 October 2, 2024
 7:00 p.m.

MINUTES


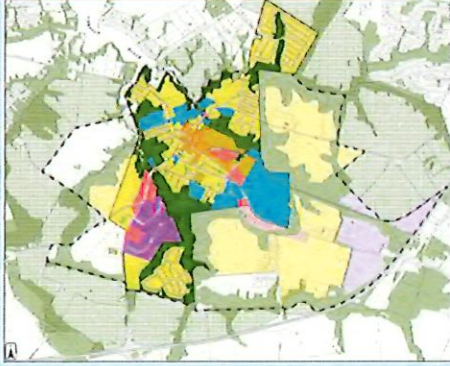
The October 2, 2024 Centreville Planning Commission work session was called to order at 7:03 p.m. by Kara Willis, Chair; in the Liberty Building, second floor meeting room. The following members and staff were present: Kara Willis, Chair; Nancy Emerick, Secretary; Pat Fox, Mitchell Delaney and Kyle Farabaugh, Members; Daniel B. Worth, Town Council Member; Stacey Dahlstrom, Town Planner and Betty Jean Hall, Administrative Assistant.

Discussion

- a. Residential in Central Business District Code changes
 - Ms. Dahlstrom sought direction from the Planning Commission on providing residential uses in the Central Business District as stated in the Comprehensive Plan: 2040.
 - Ms. Dahlstrom used a 30x40 lot on Lawyers Row as an example of a building that when changing it into entirely residential the calculation would only allow one unit per floor.
 - The commission members did not see any issue with that amount of allowance and confirmed the intent of the statements in the Comprehensive Plan were in relation to calculations for density and streetscape.
- b. TND/CN/PUD Traditional Neighborhood District – Complete Neighborhood – Planned Unit Development
 - Ms. Dahlstrom presented an overview of zoning updates in power point form.

TND Updates and Complete Neighborhood PUD

- " Create the following two new zoning districts with purposes and standards in accord with this Plan: Resource Conservation / Open Space District, and Institutional District, and update the Traditional Neighborhood Development (TND) District.
- Modify the current zoning and subdivision regulations standards and procedures to establish master planned complete neighborhoods as the preferred and required approach to development within residential zoning districts, the Planned Unit Development (PUD) process and standards should focus on the complete neighborhood approach for Annexations."

Centreville TND Zoning – 2015 based on 2009 Comprehensive Plan

- The TND District is intended to allow development consistent with design principles of a traditional neighborhood. A traditional neighborhood is compact; is designed for the human and pedestrian scale; provides a mix of residential uses including civic, small scale retail and open space uses in close proximity to one another in the neighborhood; is architecturally integrated; provides a mix of housing styles, types and sizes to accommodate a variety of households; is integrated into the surrounding communities; incorporates interconnected streets with sidewalks and bikeways and transit that offer multiple routes for motorists, pedestrians and bicyclists and provide for the connections of those streets to existing and future developments and incorporates significant environmental features into the design.

- 2021 – TND – PUD updates

Currently the PUD Floating Zone process provides opportunity for consideration of modification of these important example (not limited to) TND standards:

- Mix of Dwelling Types
- Computation of Res Units: total/arrangement: averaged or clustered
- Deviations from Parking Standards
- Open Space: Those lands designated as an integral part of the PUD in an underlying TND District, even if used for agriculture and not available for use by the public, shall be considered "common open space" provided other open space areas are reasonably distributed throughout the community
- Private Streets and Alternative ROW and pavement widths

Additionally, the current land coverage ratio of 35% in PUD provisions may need to be reconsidered:

Land coverage. The maximum amount of land that may be built over (covered) by parking lots, roads, sidewalks, plazas, buildings or other structures shall be 35% of the gross land of the PUD.

Important Considerations that should be findings:

- Whether the proposed PUD development conforms to the Town's of Comprehensive Plan;
- Whether the proposed PUD development conforms with all provisions of the Town Zoning Code which are not proposed for modification subject to the request;
- Whether the proposed PUD development complies with all Town engineering and design regulations and standards;
- Whether the proposed PUD development complies with any other applicable Town, County, State, or Federal regulations, policies or plans, except those standards proposed for modification.
- Whether the proposed PUD will be superior to or more innovative than conventional development and how it will provide greater public benefit without additional probable significant adverse impacts to public health, safety or the environment, than would be available through the use of conventional zoning and/or development standards.

Important to Consider:

- Does the current process provide clarity for the applicant and community about what the Town wants?
- Does the current process incentivize or make it easy for applicants to provide growth and development consistent with the Town's desired vision as expressed through the Comprehensive Plan?
- Does the current process provide for an equitable demonstration that considerations of deviation from the zoning standards that demonstrate for all that the granting of the variations requested and how they are superior to or more innovative than conventional development and how it will provide greater public benefit without additional probable significant adverse impacts to public health, safety or the environment, than would be available through the use of conventional zoning and/or development standards?

- c. Tiny House/sketch concept discussion

- Ms. Dahlstrom emailed a link to a video and a case study, The Katrina Cottage Movement, on tiny house/cottages that are in Mississippi for viewing prior to the work session.
- Community Commercial Mixed Use is the zoning district that was used for the Katrina Cottages.
- Ms. Dahlstrom pointed out that the Captain's Houses would not conform to the current R-2 zoning but would fit within the TND zone.

Adjournment

There being no further business, the work session adjourned at 9:18 p.m.

Respectfully submitted,



Betty Jean Hall
Administrative Assistant