
June 25, 2013 Meeting Summary | A meeting with the Zoning Committee (ZOCO) of the Planning Commission

Columbia Pike Neighborhoods Area Plan Implementation Process

Attendees

PC Members: Nancy Iacomini (ZOCO Chair), Inta Malis (FBC AWG Chair), Brian Harner, Peter Fallon, Steve Cole, Jane Siegel, and Erik Gutshall. **Others:** Elizabeth Nicholson. **Staff and Consultants:** Amy Groves, Geoff Ferrell, Jennifer Smith, Matt Mattauszek, Cynthia Liccese-Torres, and Richard Hartman.

Agenda Item 2 | Status of Current FBC Process

- Staff anticipates holding an Information Session with the broader community in early September, likely an Open House format.
- PC member asked if we would be able to fit all of the Commission briefings prior to the October Planning Commission meeting. Staff anticipates that some other Commission briefings may not occur prior to each Planning Commission hearing (RTA and Adoption), unless changes to the schedule are made.
- It was noted that a comparison of the Neighborhood's Area Plan Urban Form Vision Map and the refined Regulating Plan to illustrate how the FBC has progressed may be helpful during the review process.
- PC members raised the scope of advertisement requirements as it relates to the September RTA. Specifically, it was asked how the proposed zoning language would address any potential changes to the regulations that may come after the advertisement. Staff will continue to review this question with other staff and provide more details prior to the RTA meeting.

Agenda Item 3 | FBC Overview

- A PC member asked that a disclaimer be added to the Regulating Plan indicating how it differs from the original version of the Regulating Plan in CAD file format.
- Regarding the proposed Master Transportation Plan amendments, and a discussion about "what makes the Neighborhoods FBC streetspaces different from the rest of the County," staff noted that the curb-to-curb dimensions for proposed new streets are consistent with other proposed streets in the County and that proposed Dooryard spaces (i.e. front yard space for additional landscaping) located in front of residential buildings is a new and specific concept applicable to the Neighborhoods Area Plan.
- FBC Architecture Standards:
 - A PC member questioned the effectiveness of the "discrete vertical façade composition" requirement and suggested that its usefulness may not result in quality architectural designs. A question was raised about whether an

alternative type of regulation could be provided instead to avoid the appearance of monolithic facades. No suggestions were made at the time.

- General feedback was that the existing images and some of the text still favor a traditional style of architecture and the next draft needed to be changed. Staff asked the PC members for specific suggestions on which aspects of Part 6 may need change while noting the next version will have different images.
- While PC members noted the focus of the FBC should be on providing assurances for a high standard of quality and materials, it was unclear how those changes might be implemented into zoning language in the FBC.
- With regards to “micro-units” and co-housing opportunities, staff noted that these issues were not regulated by the Code as they primarily address the interior of the spaces. At the same time, the FBC does not necessarily prohibit such options so long as they would meet other County standards for affordable housing which is regulated as part of the proposed Code.
- In response to the suggestion of this new Code potentially breaking down barriers for housing options, design and architecture, one PC members responded that the Code was not created or drafted to address this and/or become a laboratory for it for testing design ideas.
- PC members also asked that the Code allow “stacked flats” in the small apartment/townhouse frontage. Staff confirmed more than one unit on a single lot can be achieved within the FBC, however the “stacked flat” term is not defined in the Code. When staff commented that the Code would allow up to two units on a single townhouse lot in response to providing good design and meeting accessibility requirements, some PC members indicated that additional units should be permitted.

Agenda Item 4 | Review of Plans and Cross Section Drawings

Time did not permit review of this material