

PLANNING AND ZONING COMMITTEE MINUTES:

March 20, 2018

In Attendance:

Councilman Darrin Ledford, Committee Chair, called the meeting to order at 3:48 p.m. in the Council Assembly Room. A quorum was present, including Council Vice-Chairman Ken Smith and Council members Carol Berz, Anthony Byrd, Demetrus Coonrod, Russell Gilbert, Chip Henderson, and Erskine Oglesby. Also present were Wade Hinton, City Attorney, and Kera Jackson, Administrative Support Assistant.

Others in Attendance

Regional Planning: John Bridger (Executive Director), Karen Hundt (Director of Design Center) and Emily Dixon (Plans Review Specialist 1).

Approval of Minutes

On motion of Councilman Henderson and seconded by Councilman Oglesby, the minutes of the last meeting (March 6, 2018) were approved as published.

Ordinances (Final Reading) – Agenda Items 5A through 5D

Upon no questions or comments, these items were closed.

Next Week's Agenda: March 27, 2018

Ordinances (First Reading) – Agenda Items 6A through 6C

Upon no questions or comments, these items were closed.

Form-Base Code 1-Year Review

Councilman Ledford opened the floor for John Bridger, Karen Hundt, and Emily Dixon to give a power point presentation on Form-Base Code. The following were the topics:

- Annual Review
- Why a form based code?
- 2017 – FBC Cases
- How have we developed the proposed amendments?
- Clarification and cross references

- Proposed amendments
- Staff vs. Planning Commission Versions
- Parking Maximums
- Examples of parking (9 Slides)
- Urban/ Suburban
- Current Zoning Regulations
- Public Parking Spaces
- Recommendations
- Cities with Maximum parking requirements
- Landscaping for parking lots that exceed the required number of spaces
- Parking Spaces (Staff Proposal)
- Neighborhood Meetings
- Current Standard/ Staff Recommendation
- Perimeter Parking Lot Landscaping
- Ground Floor Elevations
- Protected Zone
- FBC - Recap – Goals

Councilman Ledford opened the floor for Council questions. Discussion ensued about the following:

- Parking Regulations (Smith)
- Parking garages for more parking downtown (Smith)
- Extra parking permitted by businesses (Henderson)
- Public vs. private parking (Henderson)
- Updated information for neighborhood associations (Henderson)
- Addressing all changes together (Henderson)
- How councilpersons may propose changes (Henderson)
- 16-inch minimum for ground floor elevation (Smith)
- Whether there is a setback for FBC (Henderson)
- Consideration for flash flood waters (Ledford)
- Moving legislation to April 3 agenda (Ledford)
- Wording for boundary (Henderson)
- What is close proximity? (Henderson)
- How does legislation relate to the North Shore (Henderson)

Upon no further questions or comments, this item was closed.

Adjournment

There being no further business, Councilman Ledford adjourned the meeting at 5:13 p.m.

Attachment:
Presentation - FBC 1-yr. Review



CHA | FBC

Chattanooga Form-Based Code

Proposed Amendments



March 20, 2018

Annual Review

Sec. 38-692 (9)

- A. The Director of the Land Development Office will work with the Form-Based Code Committee to conduct at a minimum, an annual review of the Downtown Code standards and review processes.
- B. This review will include a survey of applicants who participated in the review process and solicit the feedback of neighborhood associations.
- C. The information garnered from the survey information and staff report will be reviewed by the Form-Based Code Committee and presented by the Committee to the City Council with any recommendations for changes to Downtown Code standards and review processes.

Why a Form-Based Code?

- ▶ **URBAN zoning for the URBAN area**
 - Mixed use
 - Multi-story
 - Walkable
- ▶ **High quality public realm**
- ▶ **Densities that support transit**
- ▶ **High quality, innovative landscape design (function and beauty)**
- ▶ **Diversity of housing options**
- ▶ **Predictable results**

2017-FBC Cases

- ▶ 1,897 building permits
 - Only 38 (or 2%) needed Major Modifications.
 - 9 of those dealt with signs only.
 - 2 requests were for Protected Zone Modifications.

How have we developed the proposed amendments?

1. Comments from Pre-Submittal Meetings / Staff suggestions
 2. Analyzed FBC Committee cases
 3. Surveys: Applicants and Neighborhoods
 4. Stakeholder Meetings (Oct)
 - a) Applicants
 - b) Neighborhoods
 5. FBC Committee Review
 6. Proposed Amendments Posted Online
 7. Planning Commission Review (Dec & Feb)
 8. Planning Commission Action (Feb) with changes
 9. Planning Commission Version Posted Online
- 

Proposed Amendments

Clarification and Cross References (pages 1 – 16) OR Substantial Changes (pages 17–32)

FBC PAGE #	FBC SECTION	ISSUE	PROPOSED AMENDMENT	ORIGINAL TEXT
20.	3-14	38-698(2)B. A and B Streets Map: Chestnut Street behind the Convention Center and Rossville Avenue, south of Washington should not be "A" streets. Central Avenue, from 3 rd Street to 11 th Street should be considered an "A" Street.	DELETE Figure 38-698(2)B: "Designated A Streets" in its entirety and REPLACE with a <u>new map</u> that includes the following changes. <ul style="list-style-type: none"> • Delete Chestnut Street from West 12th to West 13th Street as an "A" street; • Delete Rossville Avenue, south of Washington Street as an "A" street; • Add Central Avenue, from 3rd Street to 11th Street as an "A" Street. 	<i>(See map on page 3-14)</i>
21.	3-22	38-698(6)B. Awnings: Existing awnings are different sizes throughout the downtown, based in part on sidewalk widths. More flexibility in size is needed for new awnings.	DELETE Sec. 38-698(6)B.1. in its entirety and REPLACE WITH the following: <ol style="list-style-type: none"> 1. <u>An awning/canopy must be a minimum of 9 feet clear height above the sidewalk and must have a minimum depth of 3 feet.</u> 	B. Awning/Canopy A wall-mounted, cantilevered structure providing shade and cover from the weather for a sidewalk. <ol style="list-style-type: none"> 1. An awning/canopy must be a minimum of 9 feet clear height above the sidewalk and must have a minimum depth of 6 feet.
		SAME	Delete Sec. 38-698(6)B.3. in its entirety and REPLACE WITH the following: <ol style="list-style-type: none"> 2. <u>Subject to the issuance of a</u> 	<ol style="list-style-type: none"> 3. Subject to the issuance of a Temporary Use Permit, an awning/canopy may encroach up to 6 feet over the right-of-way but

Proposed amendments

Clarification

- ADU's
- Administration
- Building Coverage
- Building Height
- Definitions
- Boundary Expansion Process
- Temporary Parking Lots
- Retaining Walls
- Setbacks
- STVR's
- Sign changes
- Sign Illumination
- Monument Signs
- Skyline Signs
- Structural Screening
- Transparency

Substantive Changes

- A & B Streets
- Awnings
- Driveway Widths
- **Landscape for Parking Lots**
- Lot Frontage
- Lot Size
- Min. Commercial Lot Size
- **Neighborhood Meetings**
- Outdoor Dining Trigger
- **Parking Maximum**
- **Perimeter Planting**
- Parking Lot Landscaping for Small Lots
- Sign Submittals
- Projecting Signs
- **Ground Floor Elevations**
- **Protected Zones next to RA**

Staff vs. Planning Commission Versions

- 23) Landscape for Parking Lots that exceed the required number of spaces
 - 28) Neighborhood Review
 - 30) Parking Maximums
 - 31) Perimeter Planting for Parking Lots
 - 35) Ground Floor Elevations
 - 36) Protected Zone Buffer when next to RA
- 

30) Parking Maximums

Current Standards:

- ▶ Parking minimums
- ▶ Discounts allowed
 - Off-site parking
 - Bike parking

Staff:

- ▶ Maintain parking minimums.
- ▶ No more than 20% over the required number of spaces
- ▶ Maximum would not apply to:
 - Shared Parking
 - Public Parking
 - Structured Parking

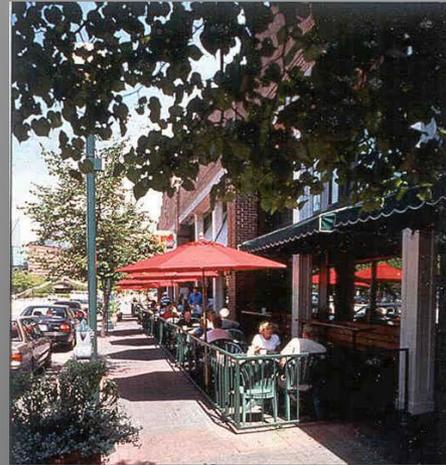
Planning Commission:

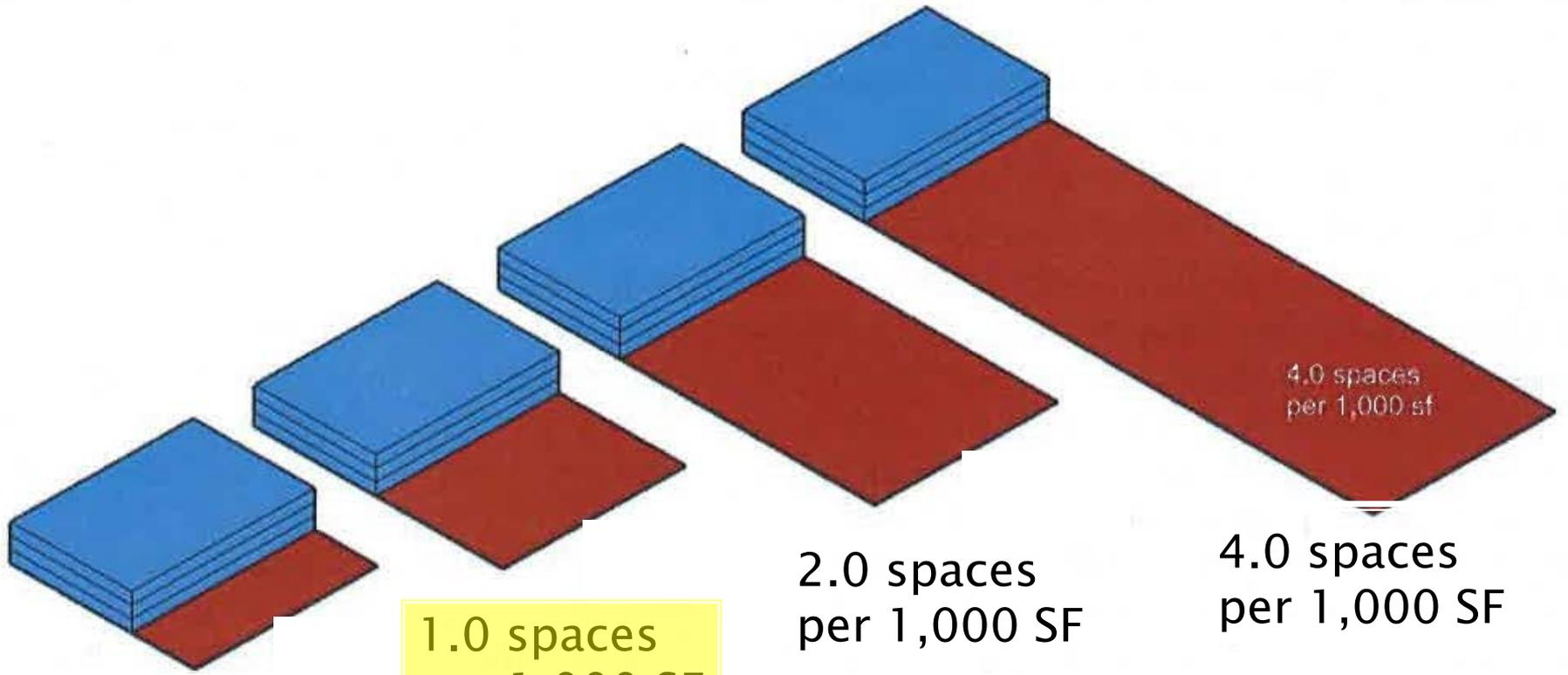
- ▶ No parking maximums

Streets are our most important public spaces.



This is the goal of the FBC.





0.5 spaces per
1,000 SF

1.0 spaces
per 1,000 SF

2.0 spaces
per 1,000 SF

4.0 spaces
per 1,000 SF

- 3-story building
- Surface parking lot

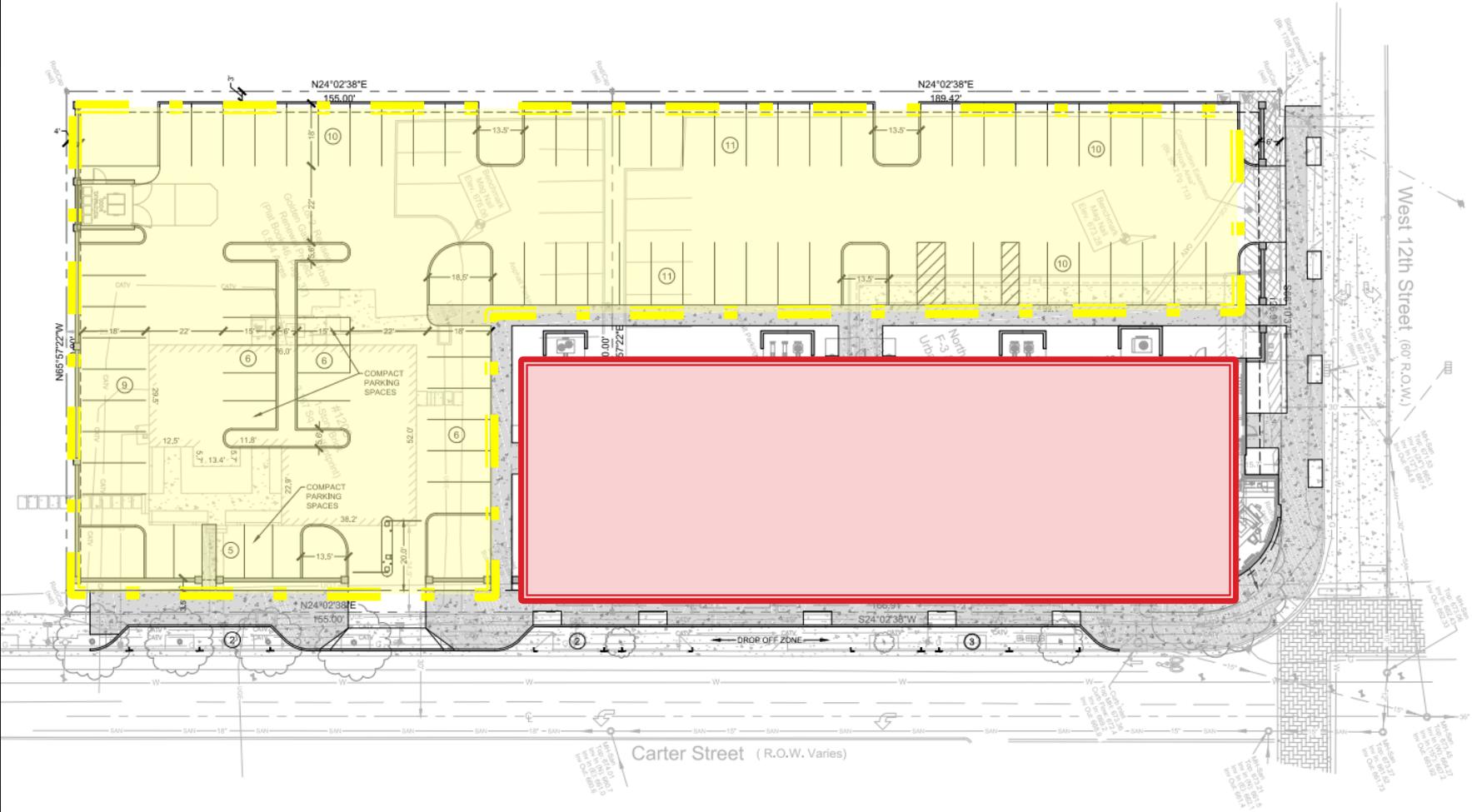
Required Spaces = 30

Provided Spaces = 75

= 2.5x requirement



Realtors Office on
Rossville Avenue



ZONING: IX-6

New Hotel at 1203 Carter Street

Urban



Suburban



Public Garages, Transit,
On-Street Spaces,
Walkable Streets

Parking Maximum
would NOT apply
to:

- Shared Parking
- Public Parking
- Structured Parking

Current Zoning Regulations

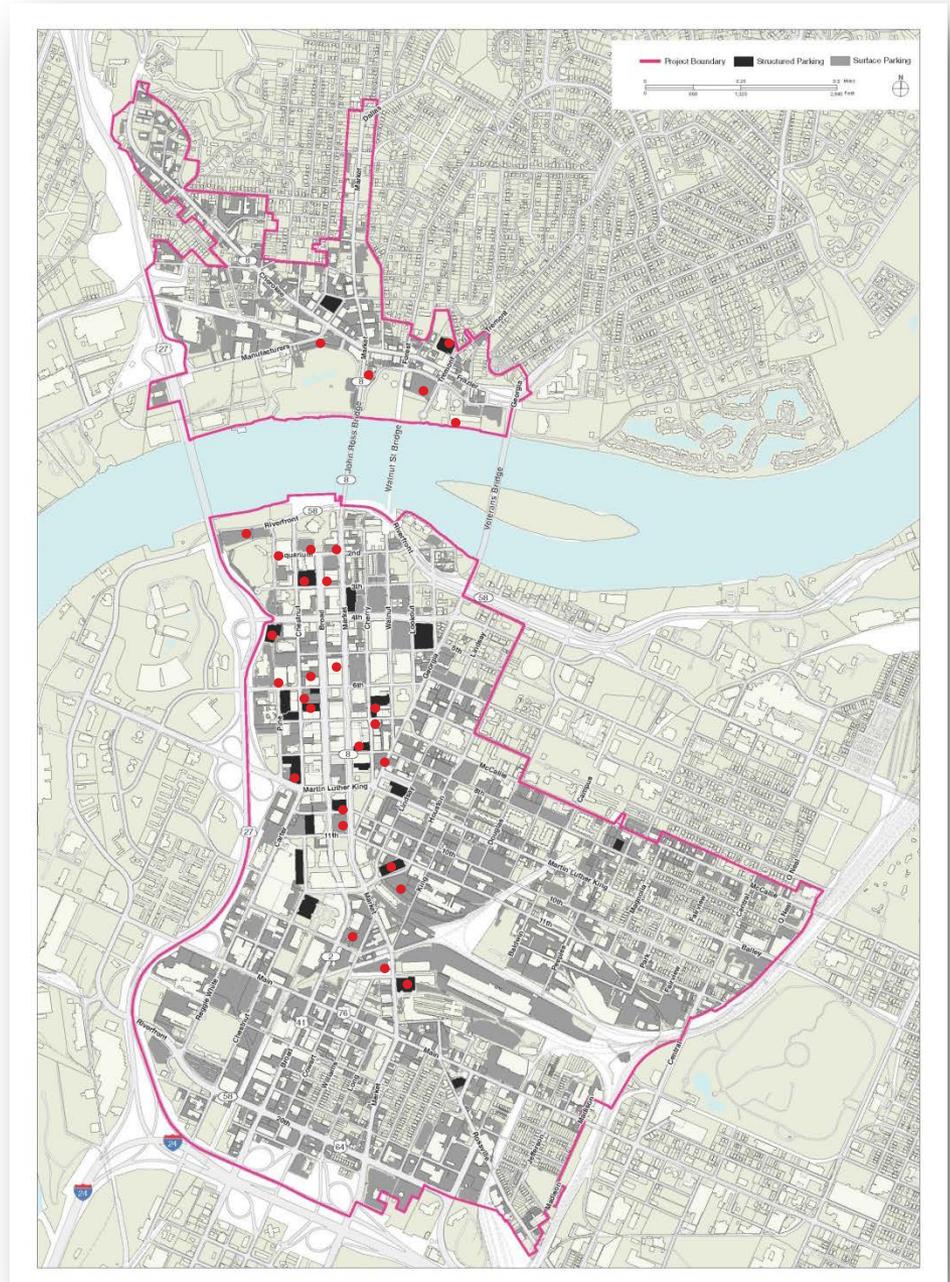
Sec. 38-472 (Table 1700):
The number of spaces
provided shall not exceed
the required number of
spaces by more than 50%.
(For ALL Zones)

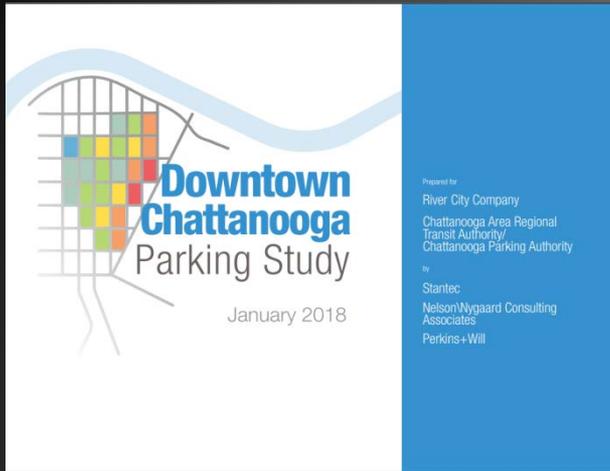
Sec. 38-473(12)(b):
The number of spaces
provided shall not exceed
the required number of
spaces before discounts by
more than 20%. (UGC Zone)

Public Parking Spaces

CONTEXT	AVAILABLE SPACES
Urban Edge + River (north)	372
River (south)	284
Downtown Core	1,746
Urban (Southside)	442

● CARTA and Republic facilities





www.rivercitycompany.com

RECOMMENDATIONS: MANAGE FIRST, THEN BUILD WITH STRATEGY

- ▶ Less than one third of greater downtown's parking spaces are publicly available.
- ▶ While . . . Downtown Chattanooga does not currently face a district-wide shortage of parking There is room for efficiency through different pricing and management techniques

Cities with Maximum Parking Requirements

- San Antonio, TX
- Seattle, WA
- San Francisco, CA
- Portland, OR
- Cambridge, MA
- Buckhead, GA
- Fairfax County, VA
- Redmond, WA (pop = 62,458)
- Queen Creek, AZ (pop = 33,649)
- Concord, NC (pop = 89,891)
- Pasadena, CA (pop = 142,059)

30) Parking Maximums

Current Standards:

- ▶ Parking minimums
- ▶ Discounts allowed
 - Off-site parking
 - Bike parking

Staff:

- ▶ Maintain parking minimums.
- ▶ No more than 20% over the required number of spaces
- ▶ Maximum would not apply to:
 - Shared Parking
 - Public Parking
 - Structured Parking

Planning Commission:

- ▶ No parking maximums

23) Landscaping for Parking Lots that Exceed the Required Number of Spaces

Current Standards:

- ▶ Minimum # of spaces
- ▶ Interior islands
- ▶ Perimeter planting

Staff:

- ▶ Do not allow a landscaping variance for spaces that exceed the requirement.

Planning Commission:

- ▶ No change. Allow the FBC committee to make these decisions.

FBC GOALS:

High quality innovative landscape design that advances the FUNCTION and BEAUTY of downtown.

High quality public realm.

Walkable downtown.





Required Spaces = 30

Provided Spaces = 75

= 2.5x requirement



I did a rough estimate and it looks like by minimizing their islands the Keller Williams project got another 3 or 4 parking spaces total out of their site. – Emily Dixon

28) Neighborhood Meetings

Current Standards:

- ▶ Required for ALL building permits AND FBC Committee cases.

Staff:

- ▶ Limit neighborhood meetings to FBC Committee cases only.

Planning Commission:

- ▶ Eliminate neighborhood meetings completely.

31) Perimeter Parking Lot Landscaping

Current Standards:

- ▶ Required around the entire perimeter of the lot

Staff:

- ▶ Not required next to the building

Planning Commission:

- ▶ Not required for any rear parking areas
- ▶ Only required when fronting a street

Property Line

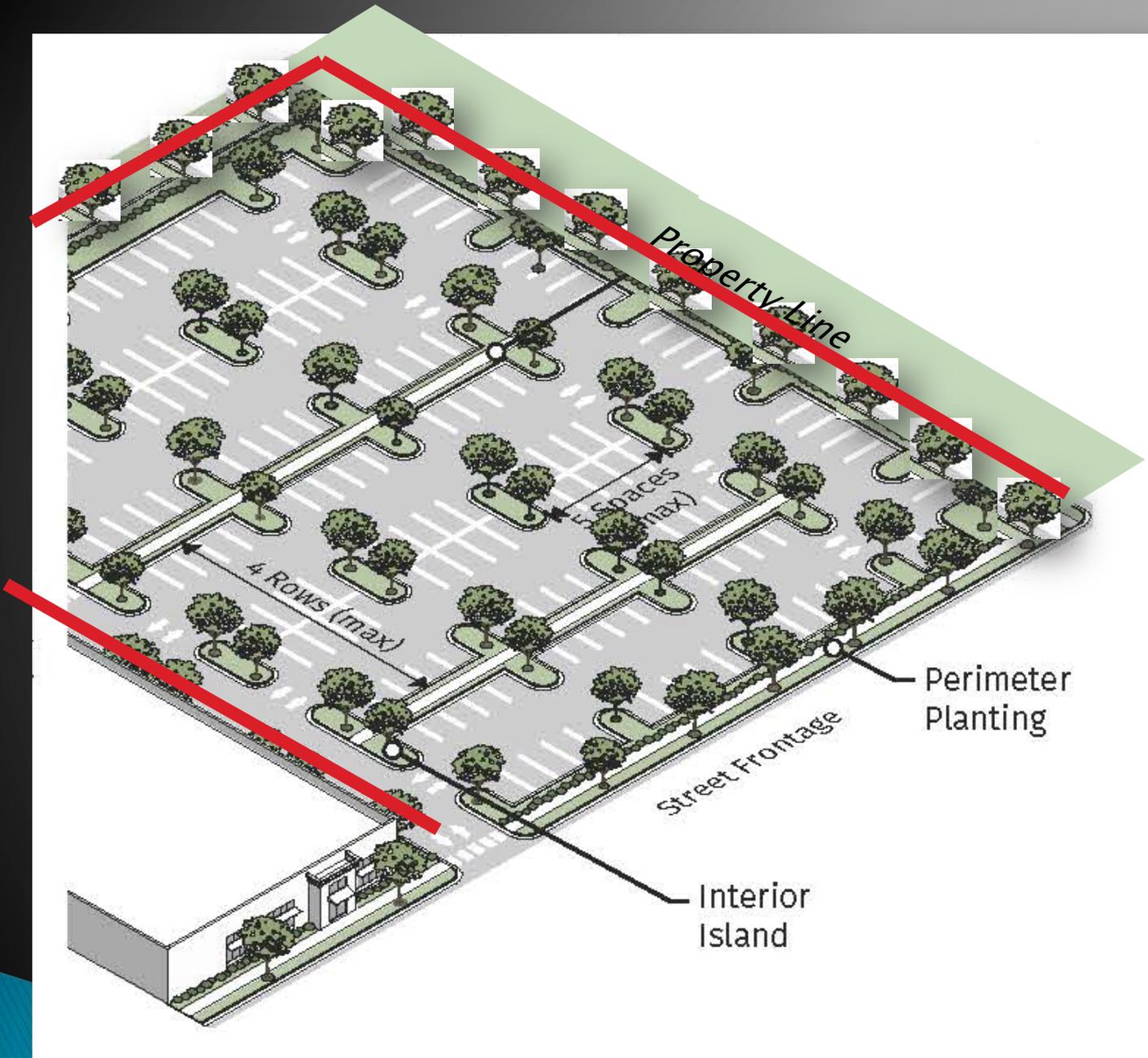
2 Spaces (max)

4 Rows (max)

Perimeter Planting

Street Frontage

Interior Island





Hamilton

Long Street Aly

35) Ground Floor Elevations

Current Standards:

- ▶ 16" minimum / 5' maximum

Staff:

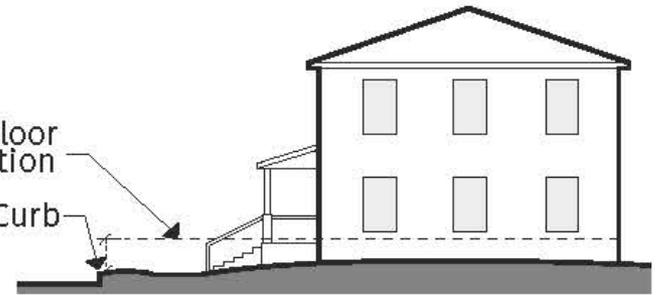
- ▶ No change to the current FBC

Planning Commission:

- ▶ Remove the minimum ground floor elevation requirement of 16 inches

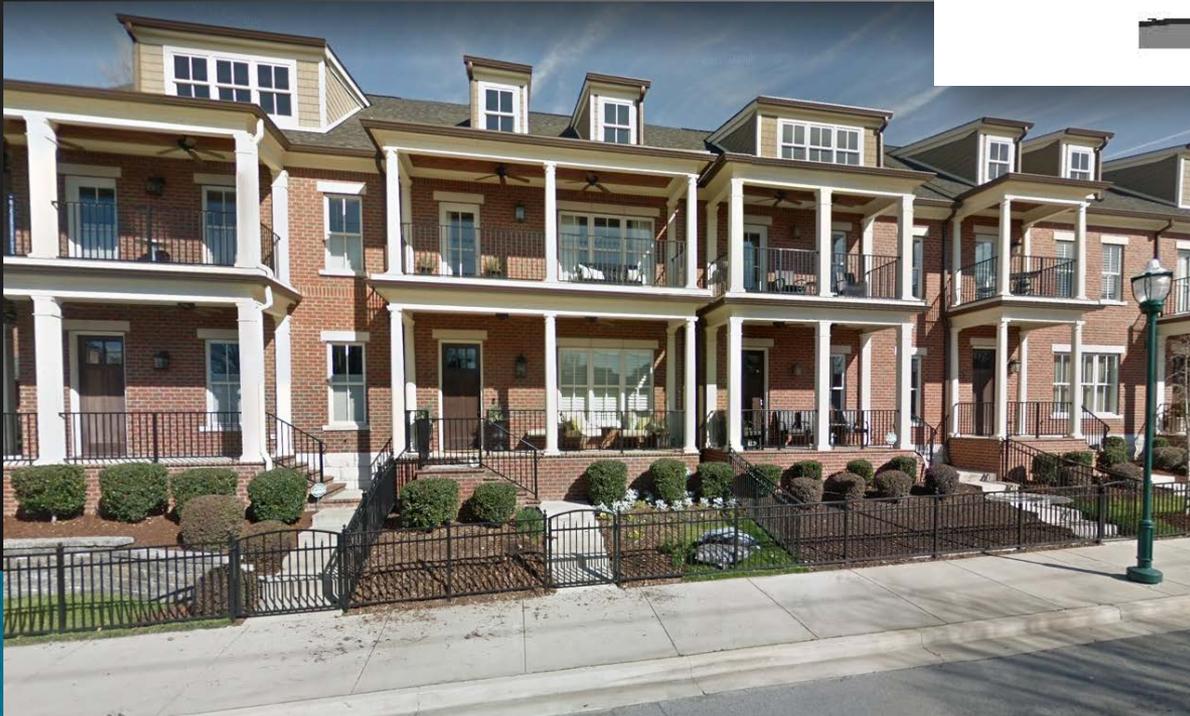
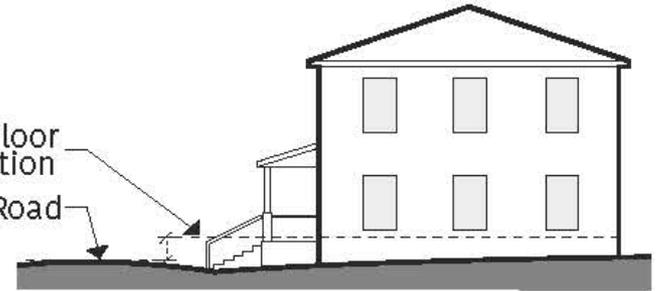
Ground Floor
Elevation

Top of Curb



Ground Floor
Elevation

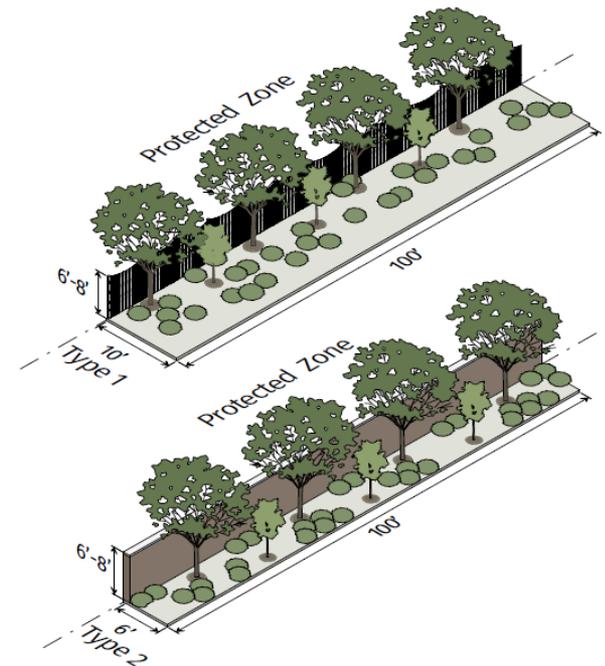
Crown of Road



36) “Protected Zone” Buffer when next to RA Zones

Current Standards:

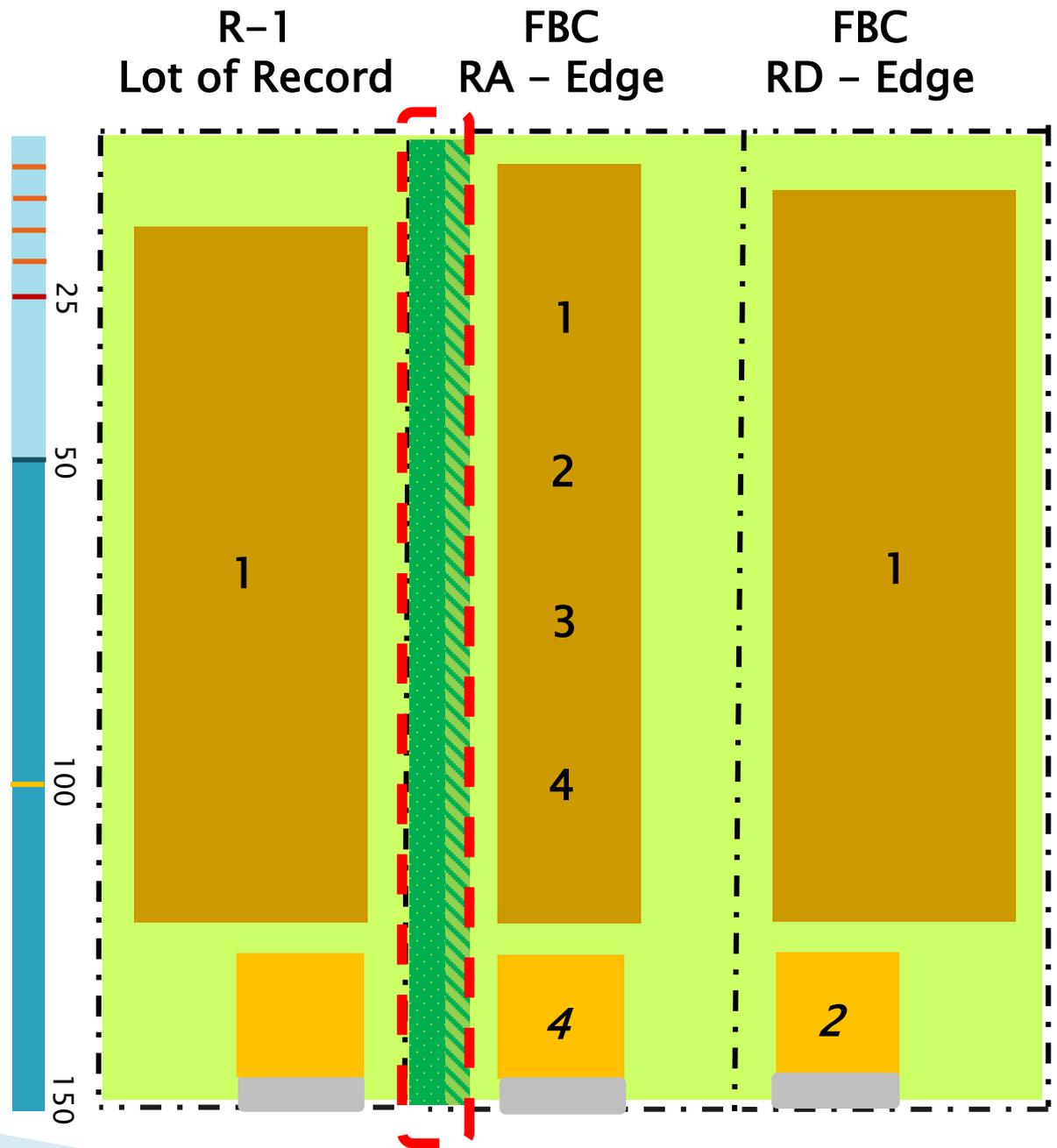
- ▶ Landscape buffer required when adjacent to A-1, R-1, RT-1, RZ-1, R-2, R-T/Z, and RD (Protected Zones)
- ▶ Exempt: RA abutting an RD
- ▶ Exempt: New detached single-unit living, regardless of zone

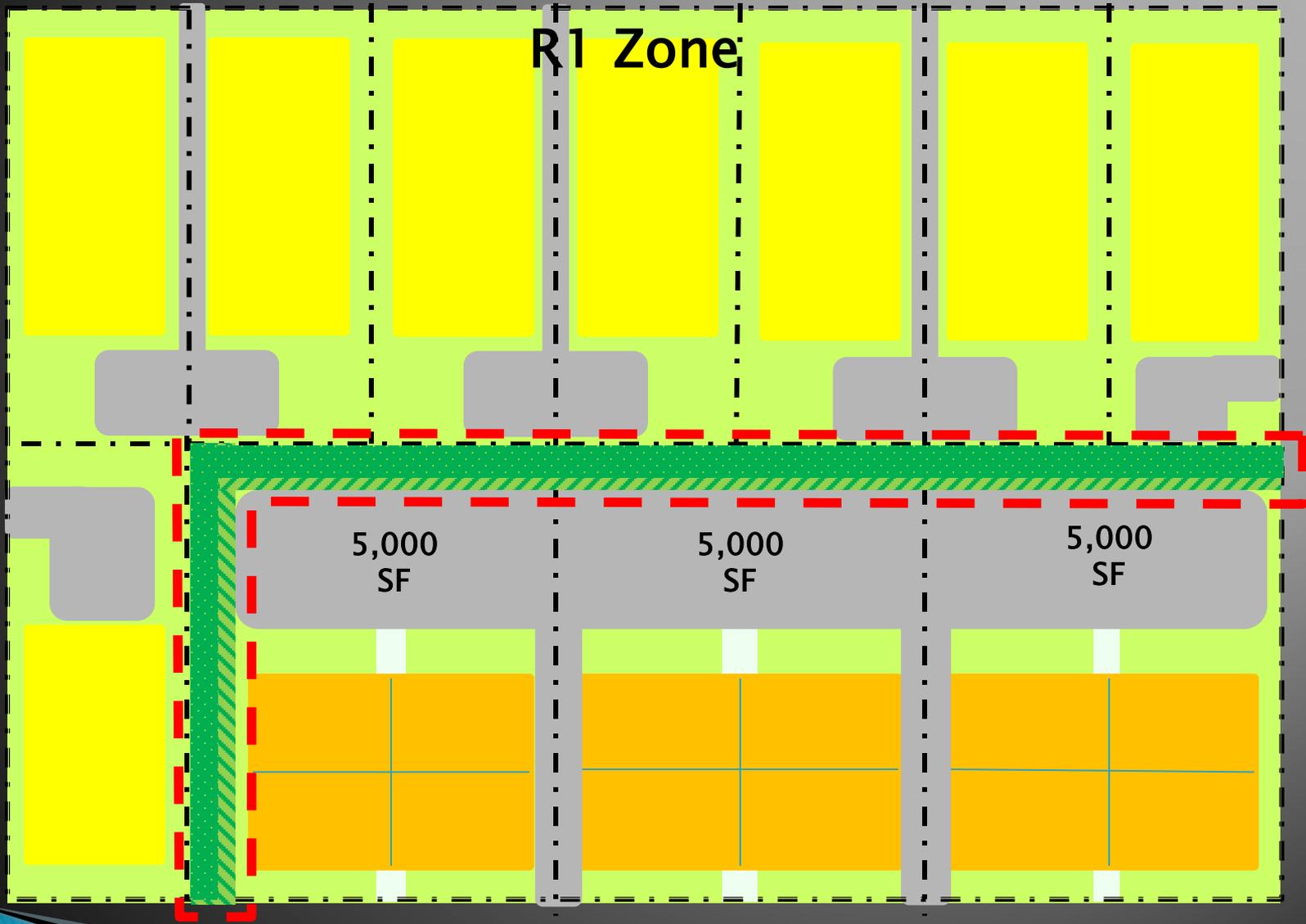


36) “Protected Zone” Buffer when next to RA Zones

	R-1 Lot of Record	FBC RD – Edge	FBC RA – Edge
Front	15 ft	15 or Ave	10 ft
Side	5 ft	5 ft	5 ft
Rear	25 ft	25 ft	5 ft
Protected Zone Setback	None	None	15 ft
Max. Bldg Footprint	No Max.	70%	70%
Units	1	1 + ADU	4
Accessory Building Setback	5	5	5

COMPARISON OF YARD SETBACKS





R1 Zone

5,000
SF

5,000
SF

5,000
SF

RD Zone

RA-3 Zone

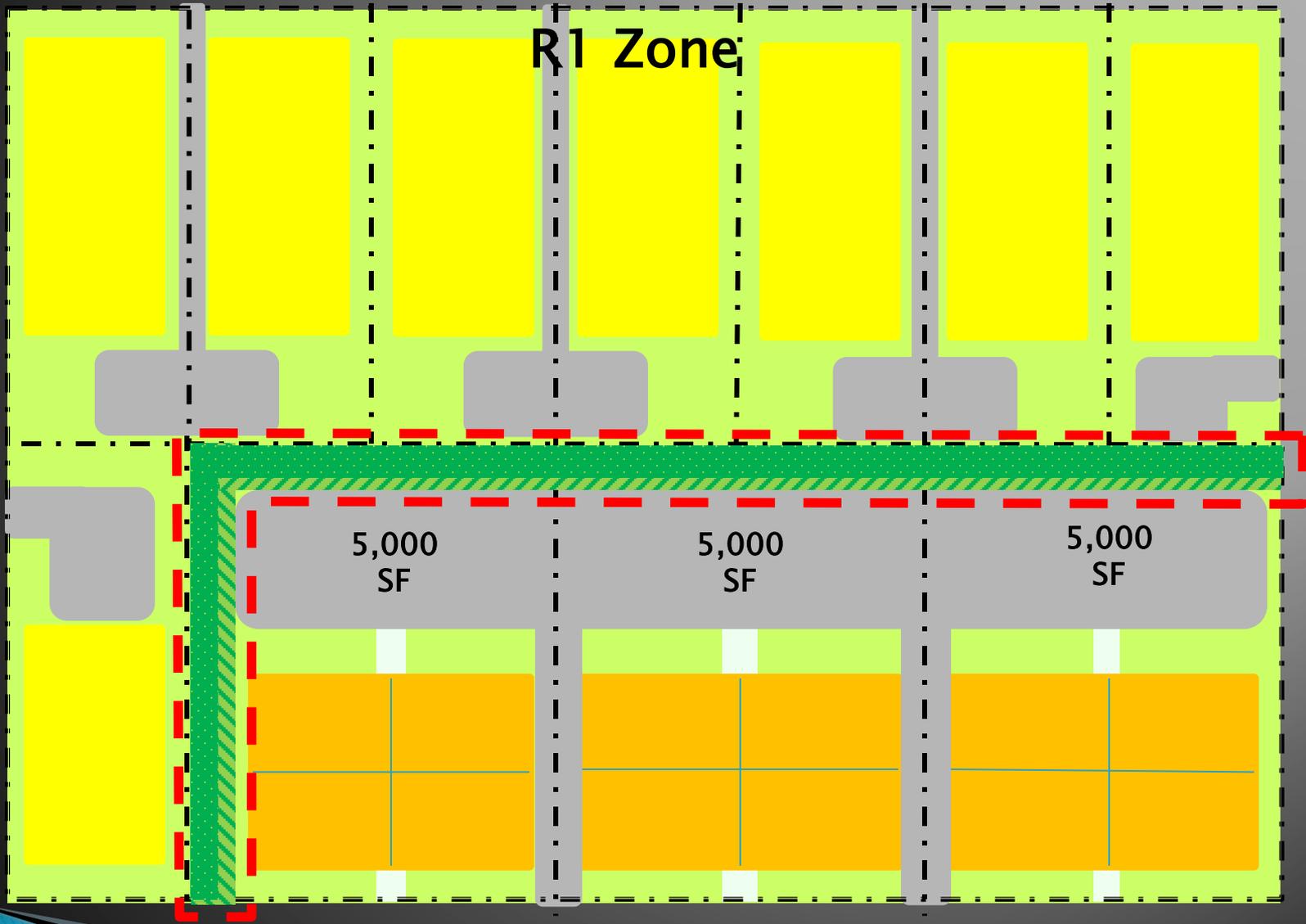
36) “Protected Zone” Buffer when next to RA Zones

Current Standards:

- ▶ Landscape buffer required when adjacent to A-1, R-1, RT-1, RZ-1., R-2, R-T/Z, and RD (Protected Zones)
- ▶ Exempt: RA abutting an RD
- ▶ Exempt: New detached single-unit living, regardless of zone

Planning Commission:

- ▶ Remove landscape buffer requirement for R-1 zone (like RD); 15 feet setbacks would still apply



R1 Zone

5,000
SF

5,000
SF

5,000
SF

RD Zone

RA-3 Zone

36) “Protected Zone” Buffer when next to RA Zones

Staff:

- ▶ “Multiple platted lots contained on a single site plan, under one owner or development entity, and any parking areas connected with drive aisles, are not exempt from this buffer requirement.”

Form-Based Code Goals

- ▶ **URBAN** zoning for the URBAN area
 - Mixed use
 - Multi-story
 - Walkable
 - ▶ High quality **PUBLIC REALM**
 - ▶ Densities that support **TRANSIT**
 - ▶ High quality, innovative **LANDSCAPE** design (function and beauty)
 - ▶ Diversity of **HOUSING** options
 - ▶ **PREDICTABLE** results
- 

12-month Amendments

- ▶ 36 proposed amendments
 - ▶ Half of them are very minor.
 - ▶ Only 6 have generated any discussion.
- 