COMPREHENSIVE PLANNING ADVISORY BOARD
WORKSHOP MINUTES
FEBRUARY 23, 2015

Pursuant to Public Notice, Chairman David Daleiden convened a Workshop Meeting of the Comprehensive Planning Advisory Board on Monday, February 23, 2015, at 6:46 p.m., in the Council Chamber. Those present were Chairman David Daleiden, Board Members Lisa Crawford-McRoberts, Alan LaMotte, Richard Eginton, Ken Lindeman, Rodney Smith, Douglas Glass, Neal Johnson, Christina L'Heureux and Amanda Morsics. Others present were Building Official John Stone and Board Secretary Diane Niosi. Attending guest was Jim LaRue, AICP of LaRue Planning & Management Services, Inc.

DISCUSSION OF MIXED-USE AND ITS IMPACT UPON THE COMPREHENSIVE PLAN.

Jim LaRue led a discussion regarding the development of a General Mixed-Use (GMU) Zoning District, as follows:

- The City is seeking to develop a general mixed-use (GMU) zoning category for residential as an accessory use to commercial in the Comprehensive Plan.
- The impact this would have on the City would be:
  - Currently the mixed-use is limited to two hundred (200) residential units in the area north of Park Avenue, west of Highway A1A, and east of South Patrick Drive. The proposed change would allow for these units to be placed anywhere in the City with commercial zoning.
  - Instead of the existing Mixed-Use Town Center overlay present in the commercial zoning district north of Park Avenue, the proposed GMU category will allow all commercial properties the opportunity of having residential mixed-use.
  - There would have to be a limit to the number of units and floor area ratio.
  - The cap on the mixed-use commercial would have to be no higher than seven units an acre.
  - He suggests in the Comprehensive Plan that verbiage is added that says "Changes that will allow for residential use as an accessory use to a principal commercial use are not considered a change from non-residential."

John Stone offered further explanation stating the City was looking to assist local businesses by allowing residential use within their commercial property. To accomplish this, the Comprehensive Plan will have to be amended in order to allow mixed-use.

Chairman Daleiden thanked Jim LaRue for his assistance and direction.

The workshop meeting was adjourned at 7:17 pm.

Diane Niosi

Diane Niosi, Board Secretary