

MINUTES
BREVARD STREET AREA STAKEHOLDER GROUP
8-27-09

Stakeholders In Attendance:

Jud Little	Fred Klein Childress-Klein		
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Staff In Attendance:

Jim Kimbler, CDOT	Tim Manes, Planning Department	Dan Thilo, Planning Department
Karen Chavis, Planning Department	Sandra Montgomery, Planning Department	

I. Welcome and Introductions

Sandra Montgomery welcomed everyone to the meeting, which began at 6:07 p.m.

II. Presentation of Draft Text Amendment

Ms. Montgomery summarized the two changes made to the draft text amendment since the last meeting:

1. Although the *Brevard Street Land Use and Urban Design Plan* recommends modifying residential parking to a maximum of 1.6 parking spaces per residential unit in the Brevard Area, staff has not included this recommendation in the attached draft text amendment, based on stakeholder feedback. Staff agrees that a different parking standard for residential in this small geography may be difficult to rationalize.

The parking will remain the same for all uses in UMUD, however, parking for small retail uses under 2,500 gross floor area is not required if the principal use is located within 1600 feet of a parking facility available to the general public.

2. The *Brevard Street Plan* recommends that the street façade of all new buildings along Brevard Street should be designed to accommodate retail activities along 100% of the first floor façade, to create the appearance of an unbroken storefront. Staff has modified this percentage in the text amendment from 100% to 80%, excluding entrances and exits, based on stakeholder input. Along all other streets, a minimum of 75% will still be required.

She noted that the other provisions in the draft remain unchanged.

III. Questions and Discussion

Mr. Little asked if there would be a hardship for existing parcels that were shallow, with the 20' stepback provision for unlimited height. Mr. Thilo replied that there are no shallow parcels in the area.

There were no additional questions. Stakeholders thanked staff for listening to their comments and adjusting some of the provisions. Staff also thanked the stakeholders for their dedication to the stakeholder group and their willingness to help staff understand issues from their perspective.

VI. *Next Steps*

Ms. Montgomery stated that the draft text amendment would be placed on the 9-2-09 Executive Committee Agenda, and then on the 9-14-09 full Planning Commission Agenda for permission to file. Once permission is granted, staff will file the text amendment on 9-15-09. A public hearing will be held on January 18, 2010.

The meeting was adjourned at 7:19 p.m.