

Notes for Manchester Planning Advisory Committee Meeting on October 8, 2018

Meeting began at 6:03 pm with the following present; John Brancagilone and Dan O'Neil of PGAV, Phil Blonn of Jacobs Engineering, City staff Lisa Koerkenmeier and Kimberly Allen, and Manchester Planning Advisory Committee members Tom Shipley, Dan Glowski, Bob Boley, Alderwoman Kathy O'Neill, Judy Chiodini, Rebecca Jacobs, John Ritter, Jeff Gould and Alderman Andy Leahy.

Overview of Development Concept Plan

- Building placement and orientation; provide pleasant environment, encourage walkability, emphasis on people and places, not vehicles; encourage retail along frontage and parking and service operations to the rear
- Use of cross access easements between parking areas; connectivity will be encouraged throughout redevelopment area both for vehicular and pedestrian traffic
- Location of pedestrian crossings on Manchester; proposed tunnel at Dorothy/Mary, potentially a signalized intersection at Salem; noted Salem is not a through street, may limit cut-through traffic through neighborhood and Salem is an acceptable distance between lights at S. Brentwood and S. Hanley
- Park and trail amenities desired for land utilized for flood mitigation
- Internal and external connectivity between developments; access to trail system and park land
- 10' wide path on south side of Manchester; trail planning in general should accommodate various users; continue to make path safer as development occurs by eliminating/narrowing curb cuts
- Parking facilities; need for a parking structure and/or shared parking facilities should be evaluated as development occurs; underground parking structure may be considered
- Maintaining the tree lawns and landscaping along Manchester right-of-way will be the responsibility of the City and will require a maintenance agreement between MODOT and the City. Any landscaping on private property would be the responsibility of the property owners
- These conceptual ideas formulate objectives which push bubble diagram to a new level; development diagram; Committee discussed future land use from Hanley to Dorothy/Mary
- Flood mitigation will increase land value commercial development will follow
- Development plan can be finalized once engineering is completed for the design of the flood mitigation

Zoning Controls

- Establishment of a new zoning district to encourage development and reinvestment in the area
- Develop list of permitted uses and conditional uses
- Encourage land assemblage; if you have larger parcels then you have more development opportunity
- Desired buffers between commercial developments and desired buffers between commercial development and residential zoned properties
- Development of cross sections of buffer yards and setbacks to provide to developers to visualize development and code requirements
- Setback and density requirements to control building placement and orientation
- Encourage connectivity between developments by requiring pedestrian accessways
- Building height to accommodate development but not obscure park and trail amenities; may want to permit/encourage 2-3 stories; greater heights by conditional use approval
- Use of supplemental standards for drive-up windows, live/work units, outdoor displays, outdoor seating, bicycle facilities, outdoor entertainment areas, open space requirements, gateway and/or water features, public art, LEED
- Areas of the corridor may have topography issues which should be considered when reviewing development proposals such as the parcels at Manchester and Hanley and the steep grade elevation along Porter
- Existing lot sizes and land uses and the potential that some parcels and uses may become legal-nonconforming under new code requirements were discussed. If a non-conforming use of any building or premises is discontinued for one year, then the use loses its non-conforming status and must comply with the new provisions

Design Standards

- Desired building materials (modern designs are using materials sometimes prohibited by communities)
- Great site design: connectivity, outdoor spaces, open space, preservation of flood mitigation areas
- Planning and Zoning Commission may continue to review building and site design under the site plan review process
- Provisions should be considered for building and parking lot placements, lighting, landscaping, screening, and accessibility