



**LIFESTYLE COMMERCIAL CENTER (LCC)
A SUBCOMMITTEE OF THE LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB)**

MINUTES OF THE JUNE 24, 2009 SUBCOMMITTEE MEETING

Prepared by Timothy Sanford

Fourth Meeting of the LCC Subcommittee began at 10:03am

A. Attendance

LDRAB Members:

Industry: Jeff Brophy, Dodi Glas

County Staff: Jon MacGillis, Maryann Kwok, Jan Wiegand, Tim Sanford, Monica Cantor,

B. Call to order

Jon MacGillis called the meeting to order. The LCC meeting started at 10:03am

C. DISCUSSION

Jon MacGillis started the LCC Subcommittee by stating that the final Lifestyle Commercial Center (LCC) Subcommittee meeting will take place next Tuesday June, 30, 2009.

Maryann Kwok began by discussing recent amendments to Article 3 pertaining to LCCs. Maryann stated that the LCCs would be classified under the Planned Development Districts (PDDs). She also discussed the method of calculating density for horizontal and vertical integration.

Jeff Brophy made a comment pertaining to density for work/live units and if 50 percent would be the minimum requirement.

Jon MacGillis stated that it would be and that the language is more restrictive than the Comprehensive Plan. Jon then proceeded to discuss how the LCC can be designed under two different options.

Maryann Kwok spoke on the mandatory pre-application meeting and how this will be effective since it will provide an avenue to identify issues early on in the process as opposed to later in the process. Maryann spoke on the new language located on page 4 of the handout. She stated that the intent is the commercial mid-block with a surrounding residential component.

Dodi Glas commented on Large Big Box tenants and what they typically require and demand for development purposes. She stated that there is some degree of flexibility with the designs of Big Box stores. Dodi inquired about outparcels and how the new language addressed free-standing buildings/outparcels.

Jon MacGillis spoke on waivers and the likeliness of giving more latitude with LCC design option # 1 as opposed to option # 2.

Dodi Glas stated that she was concerned how Zoning would determine and define primary access. Dodi mentioned that it would be extremely difficult to have all buildings on the main street.

Monica Cantor recommended coming up with a definition for secondary streets to eliminate any possible confusion.

Maryann Kwok recommended just using main street with primary and secondary frontages and then deal with secondary streets and allies. Maryann concluded the subcommittee by asking the member to come up with suggestions and comments pertaining to the LCC in order to finalize by next subcommittee meeting.

The next meeting will convene on June 30, 2009.

The meeting adjourned at 11:31am.