



ERLANGER STEERING COMMITTEE  
Meeting #5 Summary

**Date:** Wednesday, January 9, 2013  
**Time:** 6:00 pm – 8:00 pm  
**Location:** Erlanger City Building

**Present**

**Committee Members**

Phil Drees	Jeanine Schilling
Dave Hahn	Megan de Sola
Brian Fullenkamp	Mark Stewart
Diane Brown	Randy Blankenship

**NKAPC Team Members**

Martin Scribner, AICP  
Michael Ionna, AICP  
Andy Videkovich, AICP

**Guest**

John Schmidt

**Discussion Points**

The purpose of the meeting was to discuss the concepts and ideas developed during the charrette with the Steering Committee. December's public meeting went longer than anticipated and the Committee did not have a chance to meet as was originally planned. This is the Committee's project, so the Committee has to be comfortable with the direction the project is heading in order to move forward.

The two alternatives were introduced and explained by staff for the benefit of those who were not able to attend the public meeting (see attached).

**Uses**

- There is concern that some of the current uses may not be permitted in the new zone, or they would be required to make costly upgrades. Several points were made regarding these concerns:
  1. The committee has not yet discussed what uses will be permitted or not permitted. That discussion will occur later in the process.
  2. Form based codes can implement trigger mechanisms that stipulate what parts of the code apply to projects based on the scope of the development. For instance,



simple projects, like changing from one permitted use to another, may not require compliance with a majority of the code. Larger projects will require greater compliance with the code.

3. Just the adoption of the code will not require buildings to be upgraded. The code would only apply when there is a building addition or new construction.
  4. Even if a use does become nonconforming (not permitted in the new code), the use still has the right to operate its current activities until the use changes. Once a use changes, it will either have to change to a permitted use, or go through the Board of Adjustments to change from one nonconforming use to another nonconforming use.
  5. Changes to the physical interior layout of the buildings are not regulated by any type of zoning, as long as the uses are permitted. However, building codes would still apply and will not be changed as a result of the adoption of the form based code.
- There is a need for a variety of residential uses, including stacked flats, attached townhomes, and detached single-family homes.
  - A more in depth discussion of permitted uses will take place as the code is being drafted.
  - Embedded retail or live-work units within higher density residential areas is appropriate.

### Development Concepts

#### **BUILDING ORIENTATION, PLACEMENT, AND MASS**

- The Committee discussed that new development should not necessarily be required to face Commonwealth Avenue, the focus of the area is along the other streets. However, no backs of buildings should face Commonwealth Avenue.
- Smaller build-to lines along Baker Street and Erlanger Road. The build-to lines should be flexible (i.e. build-to zones).
- Buildings should be oriented in a way that does not close this area off from the rest of the established neighborhood.
- Another building with the same size footprint as the Superbowl could be permitted, as long as it was articulated (broken up to reduce the apparent size and mass).

#### **BUILDING ELEMENTS**

- Some uniform architectural elements would be desirable, especially along Erlanger Road. Staff indicated that this is possible but cautioned against getting too specific as this tends to make residents and elected officials nervous.
- Do not be so strict in regulating architecture. Do not create monotony either.
- For residential uses, front loading or rear loading garages are appropriate. There could be some concessions on front setbacks for rear loaded garages.
- Transparency could be important, but it depends on the use.



## **SITE ELEMENTS**

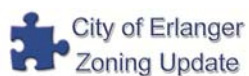
- Right now there is no rhyme or reason to the site. The code should establish a flow through the site with boulevards and walkways.
- A pedestrian bridge linking the site across Commonwealth Avenue is a good idea.
- An overall signage package for the site should be considered.
- There should be no new curb cuts along Commonwealth Avenue, and the existing curb cuts should be phased out.

## **Boundary Map**

- The steering committee had a discussion of what areas should be included in the code (see attached).
- This boundary should be considered preliminary. It is not set in stone but will be used to identify different forms of development. As the code is developed, this boundary may be modified as well.

## **Next Steps**

Phase I (Visioning) of the overall project is coming to a close. There will be an update presentation on Phase I to the Administration Committee of the full City Council on Tuesday, February 19 at 6:30 pm. Phase II, the drafting of the code, will begin in February. The next Commonwealth Station Steering Committee will be on February 12, 2013 from 6 to 8 pm.



**DRAFT**



**FOR VISIONING PURPOSES ONLY.**



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### Legend

Parcel Lines

COMMONWEALTH  
STATION