

Ms. Combs displayed a zoning map and noted again that the properties proposed for rezoning are outlined in red. She presented that the properties are surrounded by R-4 Attached Residential to the North, R-4 Attached Residential to the East, B-3 General Commercial to the West, and R-4 Attached Residential to the South. She explained that the R-4 Attached Residential Zoning District is the City's highest density zoning district.

Ms. Combs displayed a map from the City's Master Plan and noted that the properties proposed for rezoning are outlined in red. Ms. Combs stated that per the City's Master Plan, the properties are located in the "Midd Central Opportunity Area". The Midd Central Opportunity Area is identified as area that has potential to become a premier neighborhood business district that attracts residents from all over and outside the city. Characteristics of this area becoming a successful neighborhood business district is to have streets lined with trees, on-street parking provided, and buildings located close to the street to encourage pedestrian activity.

She pointed out that the properties are identified to be mixed use commercial. The mixed use commercial is to encourage pedestrian activity, and offer a variety restaurants, offices, and retail stores. Ms. Combs noted that the City's Master Plan is currently in the early stages of being updated. The Master Plan updated kicked off in late February 2018 and the plan is expected to be adopted for implementation by the end of 2018/early 2019.

Ms. Combs explained that the current businesses and uses located in the district are consistent with those permitted in the B-2 Community Business Zoning District. However, there is one inconsistency currently existing in the district and that is the sale of alcohol. Stefano's Italian Café and Bar and Comb's BBQ are restaurants located in the district that have liquor permits and can serve alcohol. The City has been approached by a few bar/restaurants that would like to locate in the district, but want to have alcohol sales a part of their business like the Stefano's and Combs BBQ.

Ms. Combs stated that per the Development Code, notices were not required to be sent to the surrounding properties due to there being more than 10 properties proposed to be rezoned. However, planning staff sent notices to all property owners being affected by the zone change. Property owners called in and asked questions of staff and no objections were received for the proposed zone changes of their property.

Ms. Combs explained that planning staff believes that the requested zone changes will be a benefit to the surrounding community and existing businesses in the district. All the uses permitted in the B-1 zoning district will continue to be permitted in the B-2 zoning district. The zone change meets the intent of the newly adopted and effective Development Code and City's Master Plan. If approved, the B-2 Zoning District will be an appropriate transition from the abutting B-3 General Commercial Zoning District.

Ms. Combs stated that the Economic Development Department had the following comment: The Economic Development Department is supportive of the zone changes as submitted. The City worked for over two years to update and adopt the new Development Code. The next step is to identify areas that need rezoned to allow for greater redevelopment potential. If approved, the zone change would allow for more types of restaurant and retail businesses that would support the anchor tenants that are already located in this neighborhood business district. The proposed zone changes are consistent with the surrounding zoning districts and City's Master

Plan. No other department comments were received regarding the proposed zone changes.

Ms. Combs concluded her staff report presentation.

Chairman Joanne Mejias asked the commission if there were any questions for staff. With there being no questions for staff, Mejias opened the public hearing and asked for anyone to come forward that wanted to speak in favor of the project. Seeing none, she asked if there was anyone wanting to come forward to speak against the project. Seeing none, Ms. Mejias closed the public hearing.

Chairman Mejias asked if there were any final questions for staff. Mr. David McCauley-Myers noted the permitted use of car sales would be principally permitted if the zone changes were approved. Ms. Combs explained that the use of a car dealership would be required to meet minimum lot size, setbacks, and parking requirements and would be unlikely. Mr. McCauley-Myers pointed out that if someone were to buy several lots they would be able to consolidate and meet the zoning requirements. Ms. Combs noted that if a use like a car lot was to locate in this district the lot sizes would be too small to meet setback requirements, however, if lots were combined it could potentially be possible.

Ms. Mejias asked for staff recommendation.

Map Amendment Case #2-18: B-1 to B-2: Staff Recommendation:

Ms. Combs stated that based on the staff report provided, Planning staff recommends approval of Map Amendment Case #2-18 for zone change requests zone changes by the City of Middletown for a total of sixty-three (63) properties located between Central Avenue between S. Sutphin Street & Shafor Street and between S. Sutphin Street & Edgewood Street from B-1 Neighborhood Business District to B-2 Community Business District.

Ms. Mejias asked for a motion following staff's recommendation.

Mr. Friedman made a motion to accept staff's recommendation for map amendment case #2-18. Mr. Nenni seconded the motion. The motion was passed unanimously through roll call.

Ms. Combs noted that the zone change request will be heard at a public meeting held by City Council on May 15, 2018.

NEW/OLD BUSINESS

There was no new or old business to report.

ADJOURNMENT

With no further business for Planning Commission, a motion was made and seconded to adjourn at 6:15 PM. The motion passed unanimously.

MINUTES HAVE BEEN SIGNED FOR APPROVAL.

Joanne Mejias
Chair

Ashley N. Combs
Secretary to Planning Commission