

**DOWNTOWN TAYLOR MILL
ZONING AMENDMENTS
OPEN HOUSE SUMMARY
MAY 22, 2007**



McKenna
ASSOCIATES
INCORPORATED

An Open House was held to discuss the proposed Downtown Taylor Mill Zones text and map amendments on Monday, May 22, 2007 from 4:00 p.m. to 7:00 p.m. More than 25 residents came to the informal meeting with comments and concerns about the proposed zoning amendments. Following is a summary of comments and concerns received at the Open House.

Comments Regarding Uses (Existing and Proposed):

- Day care facilities were not included as a permitted use in the DTM zones, and they should be included.
- Change “reprographic” services to “copy” services.
- Selling homes will be difficult if they are zoned commercially now due to the inability to obtain financing. Difficulty with financing may push homes in the Walnut Street to I-275 neighborhood to become rental properties.
- Concern that gas stations are not listed as a permitted use. If the gas station closes, where will residents of Taylor Mill get gas?
- Who will have the first opportunity to purchase surplus property resulting from the construction of KY 16?
- If a single-family home is destroyed more than 50 percent, can it be rebuilt? *(Note: It is the opinion of the City Attorney that the property could be rebuilt.)*
- A true mixed-use development would include residential. Why is this being called mixed-use if it does not include commercial?
- Could an existing single-family residence in the DTM-3 Zone receive a variance to operate a bed and breakfast?
- As proposed, drive-through facilities would not be allowed for any restaurants. This could significantly lower the revenue of a restaurant.

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Comments Regarding Area and Height Regulations:

- If a hotel is permitted, the height allowed should be greater than 6 stories.
- A clarification is needed on the 5 acre minimum development area. There is a concern that the resulting development could be piecemeal and not contiguous. Could areas on either side of Taylor Mill Road be included in one development plan? If areas are added on to an existing development could they be less than 5 acres.

Comments Regarding Design and Landscaping Standards:

- Requiring the parking lot to the rear of buildings in the DTM-3 Zone will create dark areas not visible from the road. These areas will require increased surveillance. (*Note: In the DTM-3 Zone, parking is permitted to the rear and sides of buildings.*)
- Will residences be buffered from future commercial developments?
- Should access management standards for the DTM-3 Zone be removed?

General Comments:

- Leave zoning alone until development comes along.
- Will the DTM Zone be expanded?
- If DTM-3 Zone is developed, it needs visibility from I-275.
- The elevation of the new road needs to be considered in making decisions about the future use of properties along the new KY 16.
- The realignment of KY 16 and the proposed zoning (and subsequent commercial development) will dramatically increase the traffic on KY 16.
- This is an excellent growth opportunity for the City and it is needed.
- Would septic systems be affected?
- Will property taxes for residences change to reflect the mixed-use zoning?