

# Downtown Working Group Meeting #8

July 12, 2013

1:00 PM

## Meeting Objective

*To gain Working Group consensus on the proposed Draft Commercial Zoning Districts Code (with the exception of items related to height, density, and intensity (FAR)).*

# Agenda

- *Approve meeting notes*
- *Review proposed revisions to Commercial Zoning Districts Chapter*
  - *Purpose statements and use tables*
    - *Designated Active Frontages graphic*
  - *Development standards/not including density/intensity/FAR*
  - *Design Review*
- *Update on Financial Analysis*
- *Public Comments*
- *Next Steps*

## Proposed Revisions to Commercial Zoning Districts Chapter

- *Proposed Revision:*
  - *Purpose of Chapter*
    - *Delete A-F and refer to General Plan*
    - *Staff recommends doing both*
- *Proposed Revision:*
  - *Purpose – Downtown District*
    - *Added language to include “mix of residential, non-residential, and lodging” to be consistent with GP*

## Proposed Revisions to Commercial Zoning Districts Chapter

- *Proposed Revision:*
  - *Commercial District Land Use and Permit Requirements*
    - *Proposed to move Commercial Zones/Designated Frontages graphic up so that it is before the use tables*
    - *Proposed to include definitions of "Primary" and "Secondary" Active Frontages; would be included in Definitions section of code.*

## Proposed Revisions to Commercial Zoning Districts Chapter

- *Proposed Revision:*
  - *Designated Active Frontages*
    - *Revised graphic based on comments received at previous DWG meeting*
    - *Review:*
      - *Southeast corner of Main/OMR (shell station)*
      - *Corners of Laurel Mountain/Tavern*

## Proposed Revisions to Commercial Zoning Districts Chapter

- *Proposed Revisions Use Tables - Residential:*
  - *Use "NP" instead of "-" for uses that aren't permitted*
    - *Staff recommends leaving "-" or leaving blank*
  - *Delete the following Uses from the "Downtown District":*
    - *Assisted living facility*
    - *Convalescent home*
    - *Residential Care Facility "General" (more than 6 people)*
      - *Limited facilities must remain per state law*
    - *Single Room Occupancies - efficiencies/shared kitchen/bathroom units*

## Proposed Revisions to Commercial Zoning Districts Chapter

- *Proposed Revisions Use Tables - Retail:*
  - *Include Convenience Stores under General Retail definition; Permitted use*
  - *Make all restaurant/café/coffee shops Permitted regardless of size*

## Proposed Revisions to Commercial Zoning Districts Chapter

- *Proposed Revisions Use Tables - Services:*
  - *Banks in "Downtown District" larger than 5,000 sf on a ground-floor would be an Admin Permit*
  - *Day Care Centers - remove "ground-floor" restriction*
  - *Government offices - remove "ground-floor" restriction in Downtown and OMR*
    - *D&B recommends leaving ground-floor restriction in Downtown; don't want gov't offices on DAFs*

## Proposed Revisions to Commercial Zoning Districts Chapter

- *Proposed Revisions Use Tables - Services:*
  - *Include "Fractional/Timeshare" under Hotel Motel*
    - *D&B and staff recommend leaving as is (under Other Applicable Types) because Fractional/Timeshare can also be residential.*
    - *It is an ownership type, but can be operated as a lodging or residential use.*
    - *Definition of hotel/motel includes criteria to ensure it is operated as a hotel/motel*

## Proposed Revisions to Commercial Zoning Districts Chapter

- *Proposed Revisions Use Tables - Services:*
  - *Add Personal Storage in Downtown with Admin Permit*
    - *D&B and staff do not recommend*
  - *Delete Model Homes and Subdivision Sales Offices from Commercial Zones*
  - *Outdoor Dining – remove from “Other Applicable Types.”*
    - *Staff recommends inserting reference to specific outdoor dining regulations in “Specific Use Regulations” column of Restuarants/cafés/coffee shops use*
  - *Define “wrapped” parking structures*

## Proposed Revisions to Commercial Zoning Districts Chapter

- *Proposed revision*
  - *Height Standards*
    - Clarification to description of where building face of 35 feet is allowed:
      - North side of Main Street/North Frontage Road
      - *ALL OTHER STREETS 25 foot maximum building face*

## Proposed Revisions to Commercial Zoning Districts Chapter

- *Proposed revisions to Development Standards*
  - *Height Standards*
    - Clarification to description of where building face of 35 feet is allowed:
      - North side of Main Street/North Frontage Road
      - *ALL OTHER STREETS 25 foot maximum building face*
  - *No other proposed revisions to Development Standards*

## Proposed Revisions to Commercial Zoning Districts Chapter

- *Proposed revisions to Design Review*
  - *Exemptions*
    - Planning Commission previously provided direction to increase the threshold to 4 or more units (from 2 or more) for exemption from Design Review
    - Staff recommends keeping this recommendation in order to decrease burden for small projects
  - *Include the Planning & Economic Development Commission Design Committee as a "review authority"*
  - *Other various changes to language to make it more consistent with the GP*

## Update on Financial Analysis by W&Co/Andy Plescia

*Mickey Brown*

## Agenda

- *Update on Financial Analysis (Mickey)*
- *Public Comments*
- *Next Steps*
  - *Prepare outline of key issues, discussion points, and prelim. strategy related to height/density/intensity (FAR)*
    - *Provide additional background regarding proposed FAR*
    - *Flowchart/workflow*
    - *List of issues/research items*
    - *Consider forming a subgroup(s) for different topics*

# Agenda

- **Example FAR Discussion**
  - **Question 1: Will the proposed FAR/density regulations achieve General Plan and District goals/objectives? Yes or No.**
    - How do we answer this question? What steps need to be taken to answer it?
    - If yes, proceed.
    - If no...
  - **Question 2: What are the appropriate FAR/density regulations that will achieve General Plan and District goals/objectives?**
    - How do we answer this question? What steps need to be taken to answer it?
  - **Question 3: What constraints may limit changes to the FAR/density and how? And what is the process for determining these constraints?**
    - i.e. water use, air quality, PAOT, etc.