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June 2, 2010 review of Planning Works proposed Mixed-Use standards

Provision	Issue	TH Recommended Revision	Type of Issue
Proposed UDE Policy 1.1.7	The proposed policy refers to FLUE Policies 1.3.11, 1.4.8, and a proposed master planning process. These policies and the proposed master planning process do not exist.	Refer to consultant for appropriate revision.	Drafting
Proposed UDE Policy 1.1.8	The proposed policy refers to FLUE Policy 1.4.8. This policy does not exist.	Refer to consultant for appropriate revision.	Drafting
Proposed UDE Policy 1.1.8	The proposed policy speaks about transformation of edge activity centers to core activity centers as though the designation describes the physical characteristics of a developed area rather than as though the designation identifies what regulations apply to particular property.	Amend the fourth sentence of the policy as follows "The city shall encourage the conversion of surface parking lots to buildings in edge activity centers being transformed into town-core-area activity-centers." Also, use Land Development Code to require transition of edge activity centers into core activity centers.	Drafting
Proposed UDE Policy 1.4.1	The policy implies that it is generally appropriate to place some parking in a location other than to the side or rear of buildings. Rather, the general rule should be to place parking to the side or rear of buildings and the code should permit exceptions as necessary.	"1.4.1 In areas where the city seeks to promote transportation choices and prioritize transit and pedestrian access, most non-residential off-street parking shall be placed to the rear or side of the building, rather than in the front or otherwise adjacent to a street."	Minor policy change

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Comprehensive Plan amendments generally	The amendments appear to use the terms "core area," "urban area," "core activity center," and "core area activity center" to refer to the same legal designation. Likewise, the "edge activity center" and "transition activity center" terms are used interchangeably with similar terms.	Use consistent terminology.	Drafting
Land Development Code § 30-23	The definition of "large-scale retail" includes any business or building encompassing 100,000 square feet or more of gross-leasable area. This over broad definition could include office buildings or multi-family apartment buildings.	Revise definition	Drafting
Land Development Code § 30-23, Figure 30-64A, and Table 30-64A, paragraph a.	These provisions use the terms "sidewalk," "storefront zone," and "pedestrian zone" inconsistently.	Clarify definitions or diagrams	Drafting

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Land Development Code § 30-64 (c)(4)	Connectivity standard provides an exemption when "compliance is prohibited by an environmental feature, railroad or limited access highway." This exemption is broad and does not include guidance on implementation. Connectivity standards will likely be severely tested by site plan designers accustomed to conventional development patterns.	Provide clearer guidance to site designers, staff, and reviewing boards on what situations call for exemptions and how site should be designed with exemptions.	Drafting
Land Development Code § 30-64 (c)(4)	Requires roads or drives framing blocks to "serve the function of a public right-of-way" but does not enumerate the functions of public rights of way.	Include being a public forum among the purposes of public rights-of-way.	Minor policy change
Land Development Code Figure 30-64A	This figure limits the design of private drives defining block perimeters.	Provide ranges for the several dimensions to give applicants greater flexibility.	Drafting
Land Development Code Table 30-64A, paragraph a.4.b.	Allows parking within the front setback.	Omit parking within the front set back.	Minor policy change
Land Development Code Table 30-64A, paragraph c.	Provisions allowing multiple structures and outparcels appear to be at conflict with front setbacks, requirement that buildings front streets, and prioritization of pedestrian mobility.	Clarify provisions allowing multiple structures to ensure that all buildings have modest or no front setbacks.	Minor policy change

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Land Development Code Table 30-64B, paragraph e.	Allows height to be increased by Special Use Permit.	Allow an appropriate height by right and do not include exceptions by Special Use Permit	Minor policy change
Land Development Code § (e)(2) a.	Provision refers to § 30-167. This code section does not exist.	Refer to consultant for appropriate revision.	Drafting
Land Development Code amendments generally	Proposed amendments would rely on existing development plan approval process to permit development within activity centers. Renewed focus on provision of an interconnected street network creating pedestrian scale blocks calls for implementation of additional review process (such as regulating plan, master plan, or subdivision plat) for activity centers.	Require some approval process, to occur prior to, or concurrent with, site plan approval, that will allow city to review placement of streets and blocks on a property.	Major policy change
Land Development Code amendments generally	The term "project" is used frequently to refer to a unit of development that must meet certain standards. For example, Table 30-64A, paragraph c.3., requires outparcel circulation systems to connect to adjacent projects. Also, in Table 30-64B, gross leasable non-residential floor area is limited per project. A "project," as a unit of development, relates to ownership and management, not to size.	Only regulate "per project" when appropriate.	Drafting

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Land Development Code amendments generally	Pictures are used for illustrations that do not appear to have any regulatory significance.	Remove pictures that do not have regulatory significance.	Drafting
Land Development Code amendments generally	The amendments essentially create six new overlay districts: the core, transition and edge activity center designations in both of the MU-1 and MU-2 zoning categories. One goal of the City Commission in requesting code amendments is to reduce the use of zoning overlays.	Amend the Land Development Code to provide a zoning designation for each distinct set of regulations.	Major policy change