

LEGISLATIVE

110937



Planning and Development Services

North Main Street Charrette Area - Options for LU and/or ZON Changes

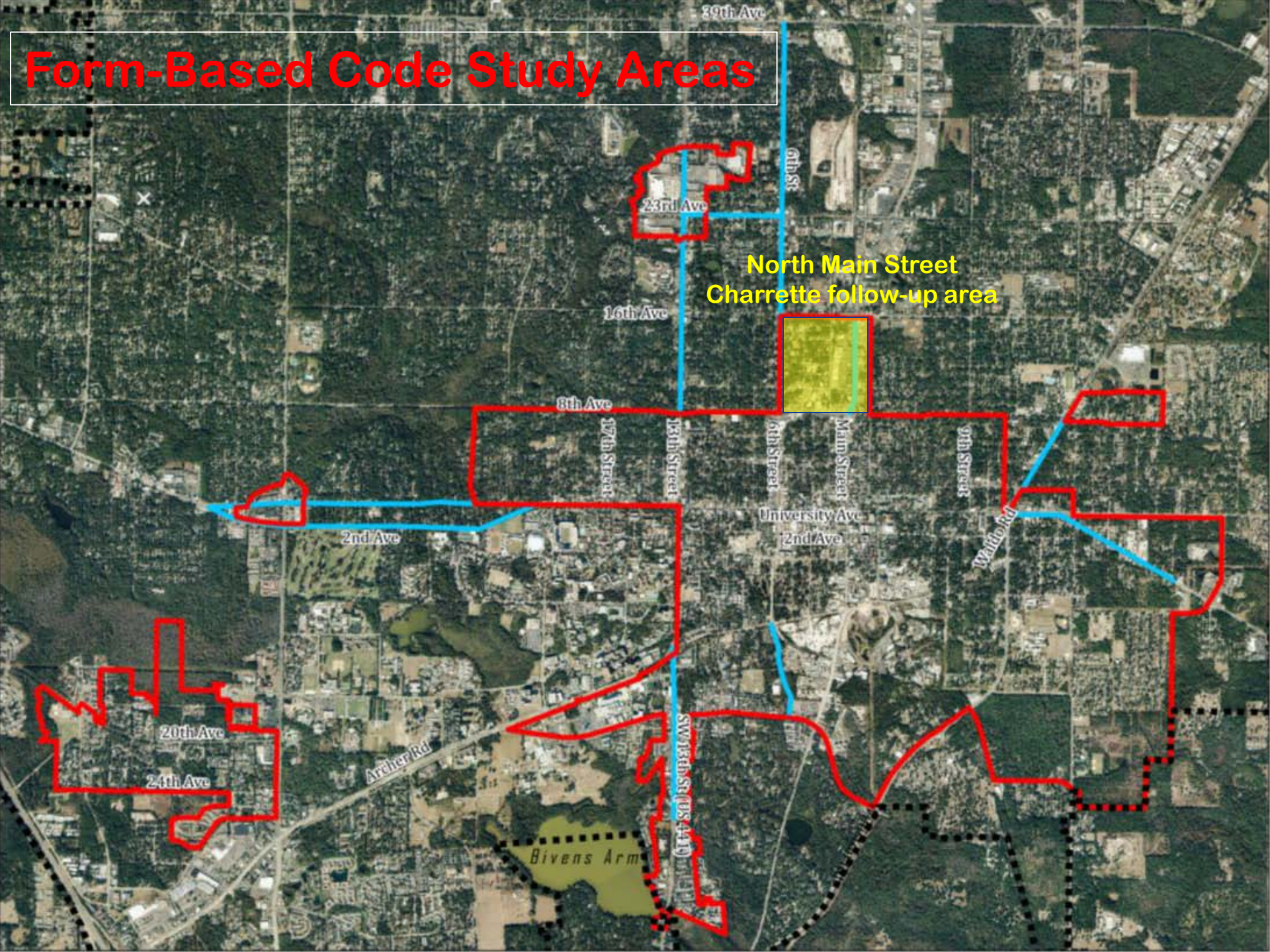
Presentation to Community Development Committee

August 27, 2012
Legislative No. 110937

Background

- **N Main Street Charrette held February 15, 2011**
- **Staff conducted add'l follow-up analysis w/in smaller study area north of NW/NE 8th Avenue, west of NE 2nd Street, south of NW 16th Avenue, east of NW 6th Street**
- **Area lies w/in boundary of Form-Based Code study area where consultants are preparing regulations**

Form-Based Code Study Areas



North Main Street
Charrette follow-up area

20th Ave

24th Ave

2nd Ave

8th Ave

16th Ave

23rd Ave

39th Ave

6th St

17th Street

12th Street

6th Street

Main Street

9th Street

University Ave
2nd Ave

Waldo Rd

Archer Rd

SW 13th Street (US 410)

Bivens Arm

Key Issues

- **Consultants received N Main Street Charrette materials and were given direction by Staff to review this area of N Main Street as part of Form-Based Code**
- **Form-Based Code approach may result in more land development regulation options and enhanced redevelopment potential for this area**

Recommendation

Specifically refer this area to the City's Land Development Code consultant for land use and/or zoning change recommendations consistent with the proposed Form-Based Code