

MEMORANDUM

TO: Ordinance Revisions Committee
FROM: Alexis DiLeo, City Planner
DATE: June 28, 2022
SUBJECT: City-initiated Rezoning of Maple & West Stadium area

This memo provides a review of the project to-date, summarizes feedback from two public meetings, and asks for ideas and direction on the next steps to take.

Review

- November 16, 2020 – City Council passed R-20-439, a *Resolution Directing the Planning Commission to Create a Transit Supported Development District*, including recommendations geographic areas to consider for this new district.
- June 6, 2021 – Ordinance ORD-21-19 approved to add TC1 Transit Corridor zoning district to Chapter 55 Unified Development Code.
- April 4, 2022 – Ordinance ORD-22-04 approved to rezone 68 parcels in the State & Eisenhower area to TC1.
- March 22, 2022 – The Ordinance Revisions Committee first discussion on initiating a rezoning in the West Stadium Boulevard commercial area. Study area determined to be all parcels generally between Dexter Road on the north and Pauline Boulevard on the south that are not zoned solely for residential uses.
- April 26, 2022 – Ordinance Revisions Committee second meeting on rezoning the West Stadium area.
- May 18, 2022 – Introduction and information letters sent to all property owners within study area.
- May 18, 2022 – Invitation postcards sent to all property owners and tenants/residents of study area and within 1000 feet for public meetings on June 9 and June 14.
- June 9, 2022 – Public meeting held in-person at Westgate Branch Library. Attendance is estimated at 65 people.
- June 14, 2022 – Public meeting held online at Planning Commission working session. Attendance is 77 participants, including 4 Commissioners and 2 staff.

Public Meeting Summaries

Two public meetings were held to share information and receive feedback about rezoning the West Stadium area to TC1. Staff presentation is available to download at www.a2gov.org/tc1rezoningstadium and directly [here](#). These meetings satisfy the requirement for Type 1 citizen participation for rezoning petitions provided in Section 5.28.4 of the Unified Development Code.

June 9, in-person meeting, Westgate Branch Library, 6:30-7:30pm – An estimated 65 people attended this one hour in-person meeting (although just 35 signed in), plus three staff.

- Numerous people expressed unconditional support.
- Numerous people expressed opposition to any rezoning initiative for the area. A few questioned the motivation to consider a rezoning.
- Specific concerns noted included:
 - Use of the TC1 district, rather than creating a new district more tailored to West Stadium area
 - Overflow parking into adjacent residential neighborhoods
 - Lack of sustainability or affordability requirements in the TC1 district
 - Necessity of buffers – setbacks, berms and walls, and so forth – for adjacent residential neighborhoods
 - Development density and height are too downtown-like, and not the right character for this area
 - Public infrastructure insufficient to handle proposed density
 - Lack of auto-oriented features – drive-through facilities, free parking, easy vehicular access – that some like, enjoy, and depend on
 - Loss of commercial uses overall, and especially local businesses



7:06 PM · Jun 9, 2022 · Twitter for iPhone

Photo: Twitter, @Kirk_Westphal, 6/9/22

June 14, ZOOM webinar, 7:00-9:00pm – This two-hour ZOOM webinar had 113 unique views, including four Planning Commissioner attendees and two staff. The staff presentation is [here](#), the webinar recording is [here](#), and the chat question and answer transcript is [here](#). All are posted online at www.a2gov.org/tc1rezoningstadium.

- Numerous people expressed unconditional support.
- Numerous people did not support any rezoning effort.
- Specific concerns included:
 - Coordination with upcoming Comprehensive Plan update
 - Improving and ensuring adequate pedestrian and bicyclist safety, and maintenance of nonmotorized infrastructure with increased use and changing conditions (such as more shading)
 - Affects to, and loss of, commercial uses in general and local businesses in particular
 - Logistical and procedural issues, such as timing, creating nonconformities, redeveloping nonconforming sites, notifications, how standards may apply to particular parcels
 - Development density and height are too downtown-like, and not the right character for this area
 - Lack of sustainability or affordability requirements in the TC1 district
 - Lack of auto-oriented features – drive-through facilities, free parking, easy vehicular access – that some like, enjoy, and depend on
 - Overflow parking into adjacent residential neighborhoods
 - Need for green space

Next Steps

In staff's opinion, there were four key points or themes heard at the public meetings:

- The area will benefit from consolidated zoning and prioritizing pedestrian- and nonmotorized-oriented, more dense development, but
- The area is not a single monolithic geography,
- The scale of development is very important in this area, and
- The TC1 district is currently not the right fit for the area.

To start a meaningful discussion about how to address these key issues, here is a brainstorming list of the types of actions that could be pursued. Staff encourage the Committee to add to this list, discuss all ideas, and suggest how this project should evolve.

Brainstorming Ideas

1. Rezone the area to C3 Fringe Commercial
2. Amend the C3 district to require more density and some building form standards, consider requiring special exception approval for more auto-oriented land uses
3. Create a TC2 district
 - a. Lower height limit than TC1 (but still at least 55 feet)
 - b. Increased front setbacks than TC1 (for more green space along corridor)

- c. Establish a maximum FAR, period. (Not recommended with low height limits)
 - d. Establish a maximum FAR, offer premium FAR (or unlimited FAR) for certain amenities such as no off-street parking, no curb cuts/driveways, shared curb cuts/driveways, open space, other
 - e. Regulate large lots (over 2 acres) significantly different than small lots
4. Rezone the study area to more than one district, for example:

