

Create special overlay zoning for the downtown

Project Lead: Wendy Rampson

Time Line: June 2006 to February 2007 – Approval of Downtown Plan Amendments/Zoning Concepts
March 2007 to June 2007 – Development of Ordinance Amendments

Oversight Committee:

Downtown Zoning Advisory Committee (appointments to be made by City Council) consisting of:

- 1 Planning Commissioner
- 1 DDA Member
- 1 City Council Member
- 1 Downtown Property Owner
- 1 Developer
- 1 Development Guidelines Committee Member
- 1 Downtown Neighborhood Representative
- 1 Zoning Board of Appeals Member

Resources Needed:

- GIS staff time for development of alternatives
- Systems Planning staff time for modeling infrastructure scenarios
- Modeling of downtown transportation (included in scope of Transportation Plan Update)
- Intern(s) for case study research
- Consulting assistance from Calthorpe Associates at key review points
- Consulting assistance in drafting ordinance amendments (initial estimate - \$100,000)
- City Attorney staff time for reviewing proposals, amendments

Work Plan:

Phase I – Scope project/conduct inventory (May – August 2006)

Conduct diagnostic evaluation of current zoning to determine opportunities and constraints (both short- and long-range):

- o Use restrictions
- o Area, height and placement
- o Premiums
- o PUD
- o Variances
- o Off-street parking (preliminary only)

Research case studies of form-based, overlay, flood protection and “green” zoning approaches from other communities

Develop base maps

Refine district boundaries

- Compare Calthorpe report areas with Downtown Plan
- Evaluate underlying zoning boundaries

Do initial analysis of infrastructure opportunities/constraints and potential effect on density

- Create land use scenarios to compare growth scenarios for existing downtown zoning with proposed zoning
- Use sewer and water models to test scenarios

Identify “quick fix” zoning changes and start amendment process

Determine community goals to be accomplished by and relative weight of FAR incentives

- Downtown Plan and Calthorpe study – form, use, design
- Historic preservation
- Environmental (“green building”)
- Transportation/parking
- Affordable housing
- Transfer of development rights
- Flood protection
- Other priority areas

Develop “scenarios” of zoning changes for each district

Phase II – Develop framework for regulatory changes (September 2006 – February 2007)

Downtown Zoning Advisory Committee begins work

Committee reviews zoning scenarios developed by staff and gets public input on preferred elements

Develop amendments to Downtown Plan to reflect preferred zoning scenarios

Seek initial approval from Planning Commission and City Council on Downtown Plan amendments; start mandated review by adjoining jurisdictions

Phase III – Draft ordinance amendments (March 2007 – June 2007)

Draft code amendments to implement zoning scenarios for each district

Planning Commission and City Council approval of Downtown Plan amendments and zoning changes

Develop and implement evaluation tool