

MEMORANDUM



COMMUNITY
DEVELOPMENT

Date: August 21, 2019
To: Community Building Subcommittee
From: Colin Stephens, CDD Planning Manager
Jon Skidmore, Chief Operating Officer
RE: Direction on Comprehensive Plan Map Change Requests

CDD staff are routinely approached by property owners and developers about rezoning land or modifying regulations to allow uses or structures not permitted by the existing zoning district. This is not an unusual circumstance in any city. However, based on the City Council's ambitious housing and economic development goals, is there interest discussing specific regulatory changes that could contribute to meeting those goals?

An example of the type of conversation is below:

Staff recently held a pre-application conference for a mixed-use building on a full city block that is zoned Commercial General (CG). The developer aims to develop an urban mixed-use building on the property. The CG zone contains required setbacks and a strict requirement for a certain amount of commercial uses on the property. The result is that the size and character of the building wouldn't meet the developer's vision and isn't financially feasible. One option would be for the developer to apply a mixed-use zone to the site that would allow the use and has construction standards that allow a typical urban, podium-style, mixed-use building. This could result in permitting a mixed-use building providing employment and housing opportunities that address Council's goals that would not be permitted at the same scale under the CG zoning regulations. There are other similar examples where a change to a mixed use zoning designation or a multi-family designation would provide better opportunities to meet Council's housing and employment goals.

Please remember, any requested changes submitted to the City are subject to the land use review process with public comment, hearings and appeal abilities.

Sub-Committee Question:

Do you have any policy level questions or feedback on these types of requests that could help inform staff's future interactions with such property owners and developers?