



# 2035 Comprehensive Plan

Planning and Sustainability Commission  
Briefing

Residential and Open Space Zoning Map Update

February 23, 2016



Bureau of Planning and Sustainability  
Innovation. Collaboration. Practical Solutions.



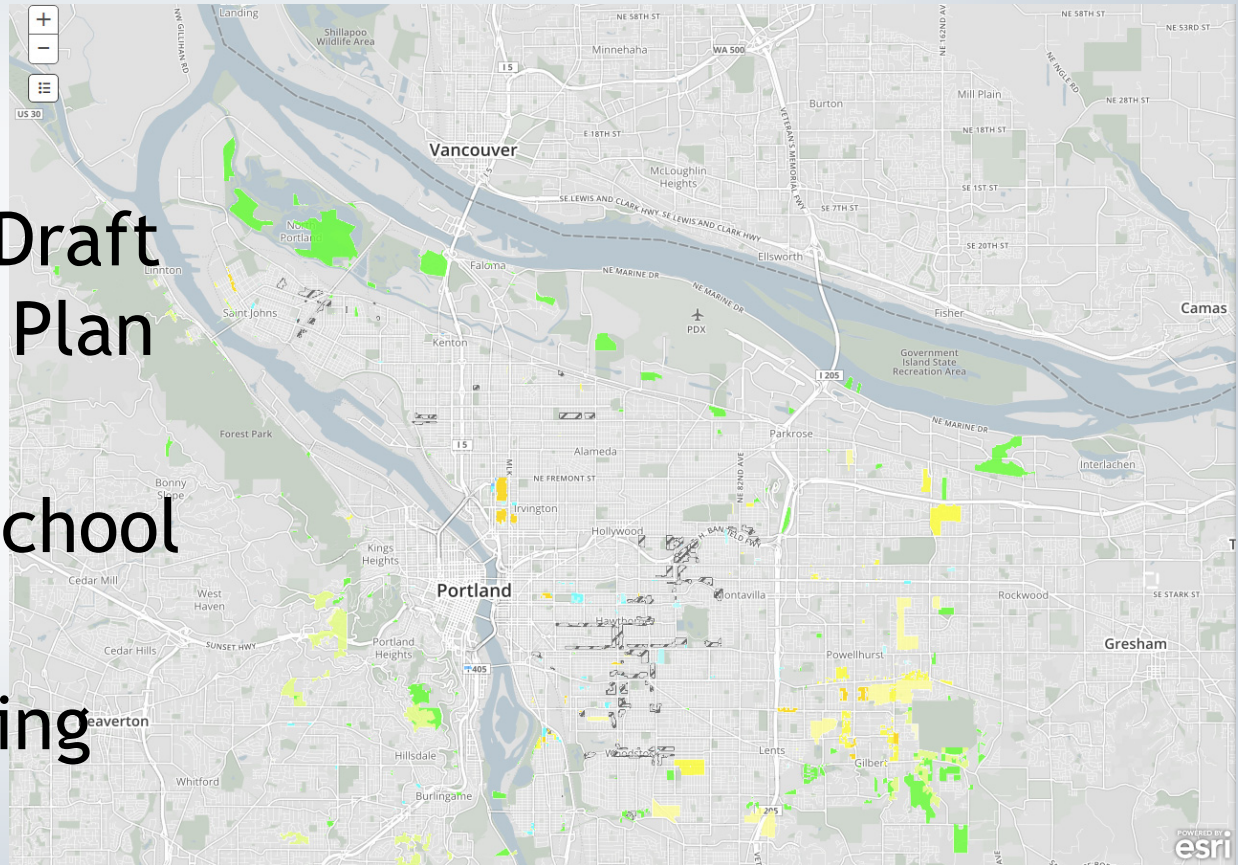
# Residential and Open Space Zoning Map Update

- One of several projects to implement the *2035 Comprehensive Plan*:
  - Employment
  - Campus Institutional
  - **Residential and Open Space**
  - Mixed Use
- No accompanying changes to the Zoning Code.



# Three sets of related proposals:

1. Zoning Map to correspond to Recommended Draft Comprehensive Plan Map
2. David Douglas School District
3. Residential Zoning Review Areas



# Correspond to Recommended Draft CP Map - Residential zones

- Lacking connectivity, public services
- Natural hazards, drainage concerns, and infrastructure constraints
- Distance from centers and corridors, and prevalent lot patterns
- Acknowledge built environment



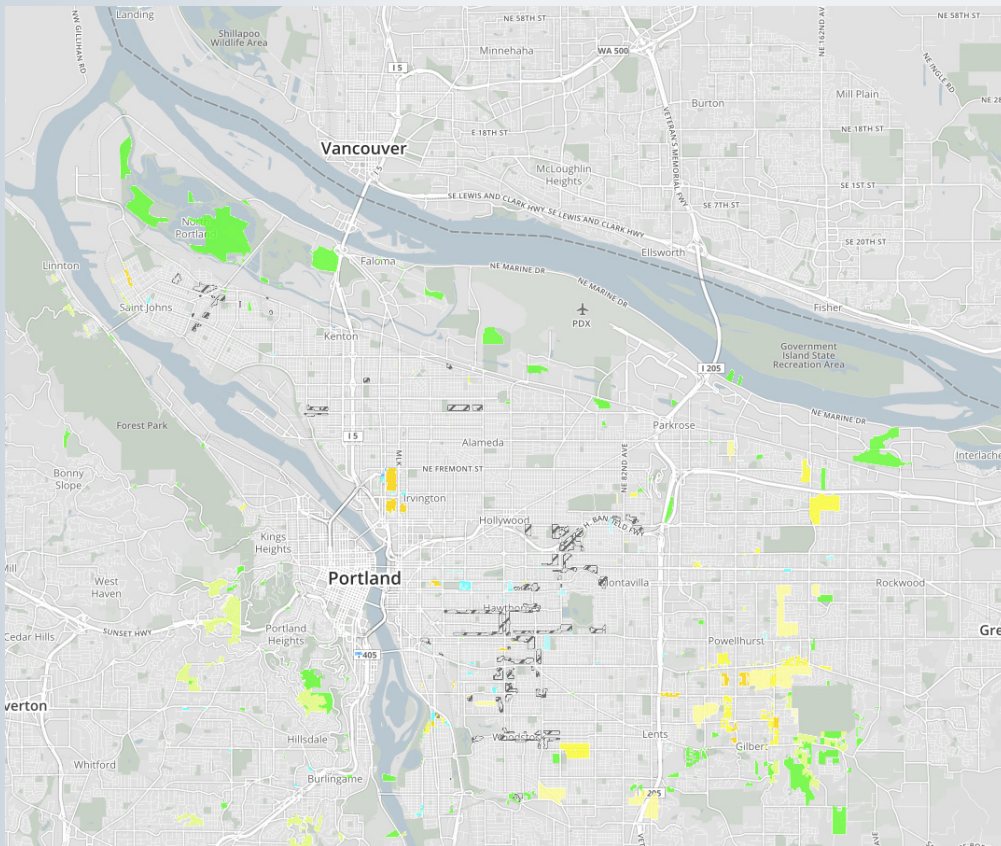
# Correspond to Recommended CP map - Open Space zones



Photo: The Intertwine



# Correspond to Recommended CP map - Open Space zones

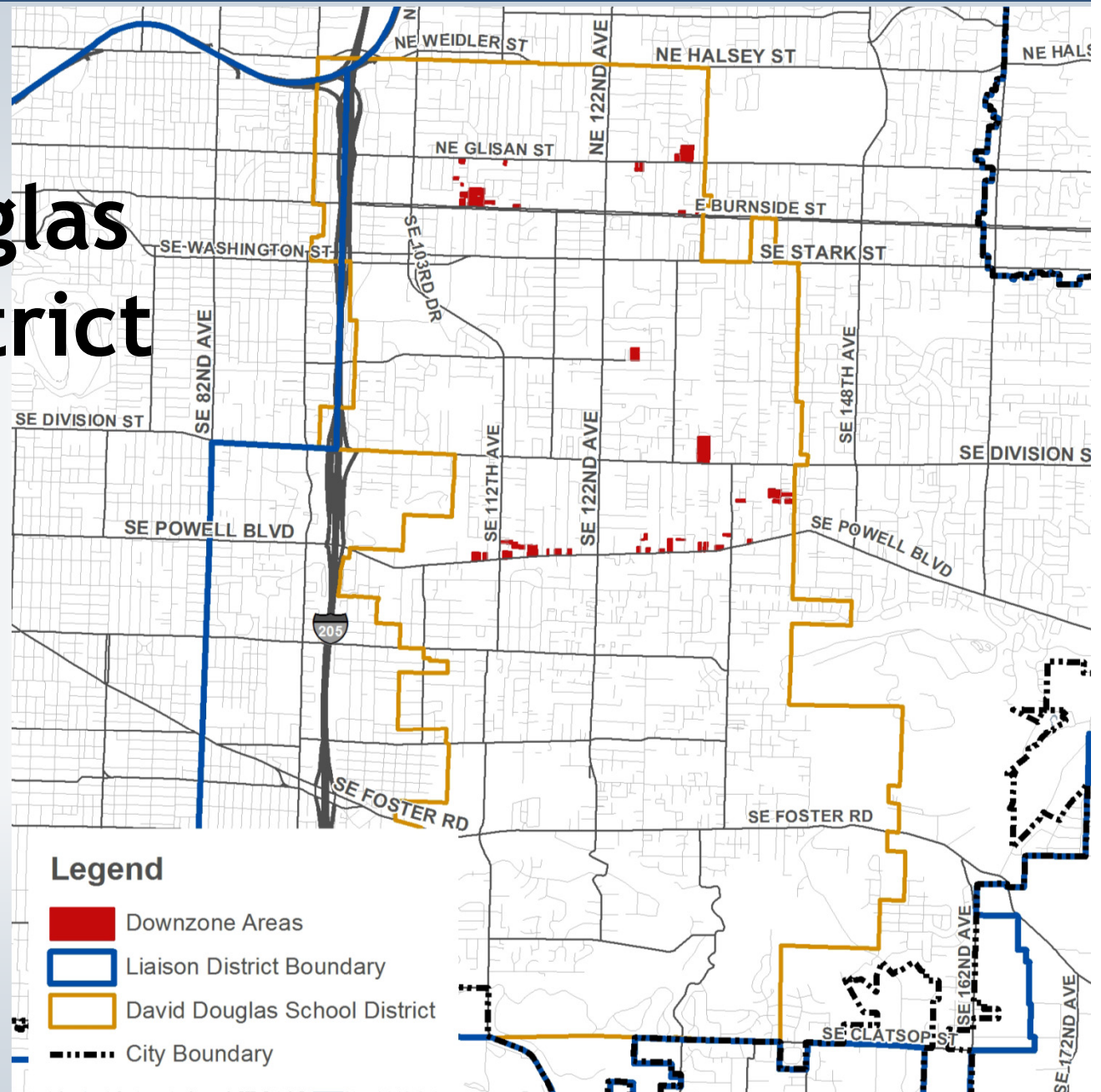


- Publicly owned lands
- Accurate map
- Parks and open areas



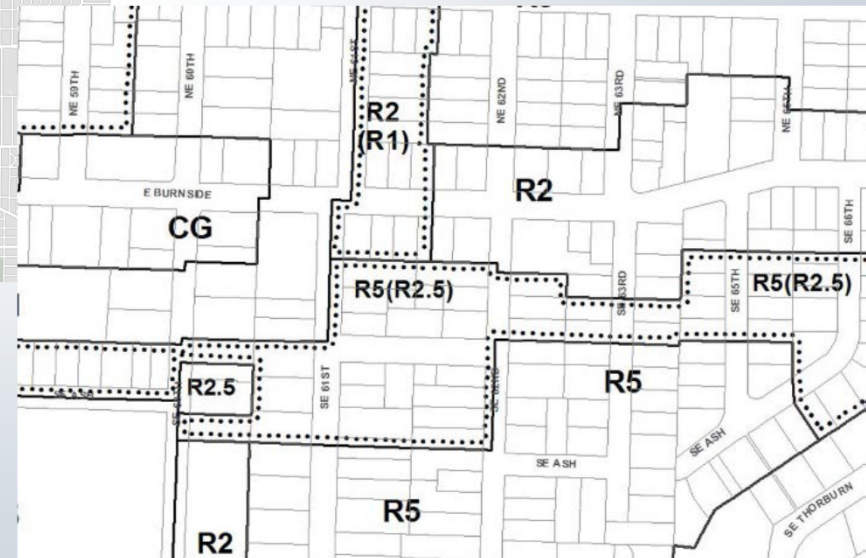
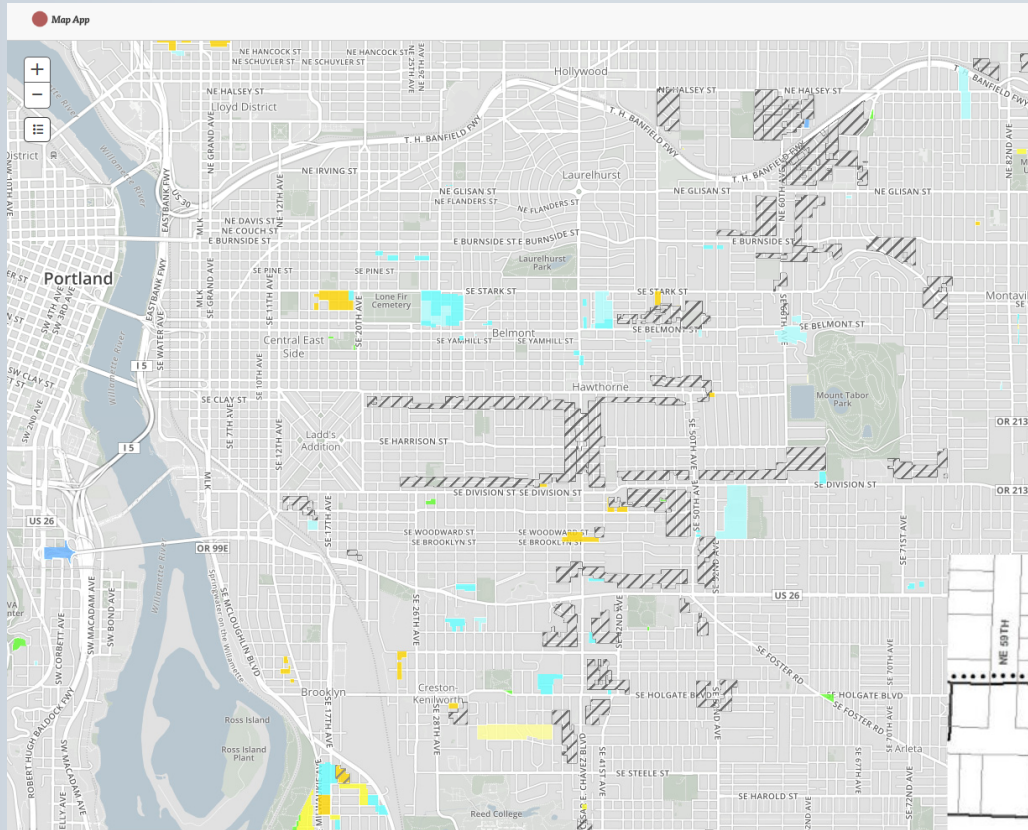
# David Douglas School District

Changing zoning,  
retaining CP designation  
R5 (R2)  
R2 (R1)



# Residential Zoning Review Areas

- Areas where Comprehensive Plan designation and zoning do not match.





# Residential Zoning Review Areas

- North, Northeast and Inner Southeast  
R5 → R2.5
- North, Northeast and Inner Southeast  
R5 → R2 or R1
- Inner Southeast  
R2 → R1
- Areas around light rail stations  
Zones and Comprehensive Plan designations vary



# Proposal for each Residential Zoning Review Area:

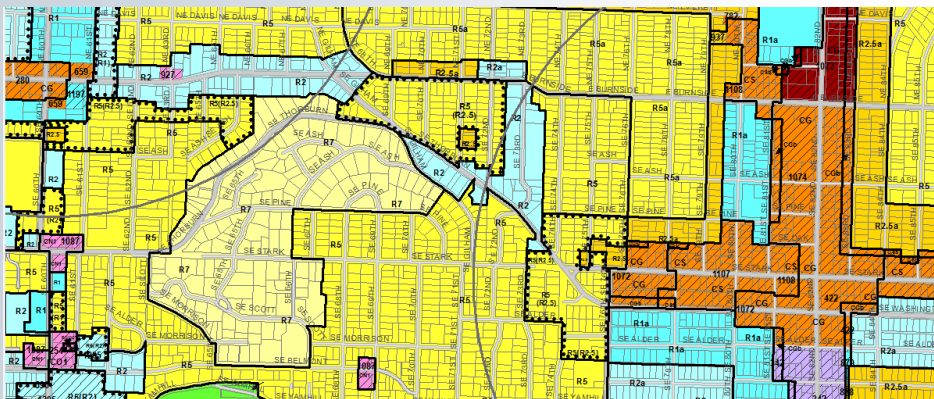
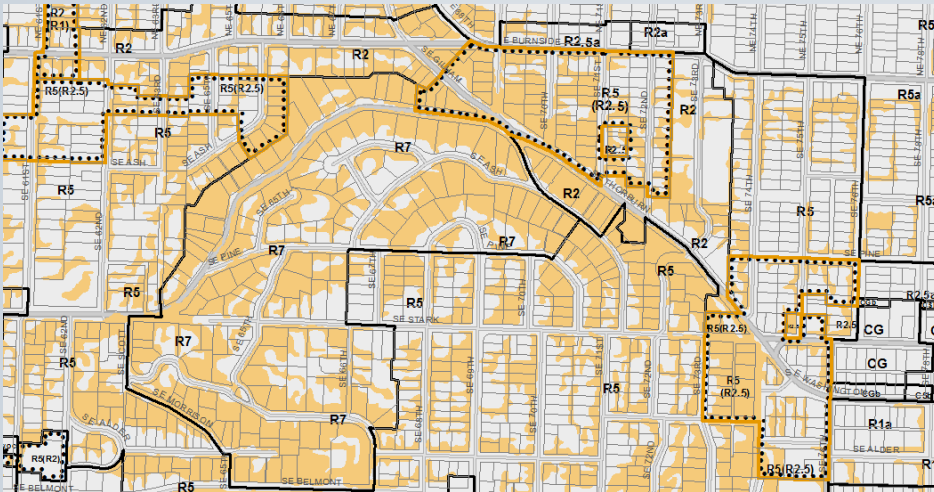
- Changing the zoning to match the Comp Plan Map designation; or
- Changing zoning to match the Comp Plan Map only on properties with nonconforming residential development and/or lot size; or
- Retaining the status quo

In some cases where natural hazards occur, etc., the appropriate option may be to change the Comp Plan Map to match the Zoning Map.



# Area-scale GIS analysis

- Infrastructure systems
- Steep slopes - LiDAR
- Floodplain
- Existing conditions
- Market activity
- Occupancy
- Proximity to centers and services
- Surrounding land use/zoning and transit



# Public involvement activities related to mapping

- Fourteen neighborhood meetings (Nov and Dec 2015)
  - Attendance varied from 5 to 60+ individuals present
  - Approximately 185 people in attendance total.
- Residential and Open Space Map App layer (Nov 2015)
- Public comments reflected in:
  - 14 neighborhood meeting summaries
  - 19 comments by the Map App
  - 15 comments by email

Public involvement began in 2012.



## What we heard in public comment:

- Mixed support and opposition from ~34 individuals, groups and neighborhood associations
- Support from:
  - Ardenwald-Johnson Creek and North Tabor NAs
- Suggestions from BES and PBOT helped refine the proposal

Public Notice will be mailed in early March 2016.



# Comprehensive Plan policy context:

The proposal supports:

- Policy 3.37 Housing
- Policy 3.91 Inner Neighborhoods infill
- Policy 4.29 Scale transitions
- Policy 4.57 Compact housing
- Policy 5.5 Housing in centers
- Policy 5.22 Higher-density housing



# Next steps - Residential and Open Space Zoning Map

- **Early March** - Proposed Draft released
- **March 7<sup>th</sup>** - Public Notice to be mailed
- **April 12<sup>th</sup>** - PSC public hearing the Residential and Open Space Zoning Map
- **May 24<sup>th</sup>** - Final PSC public hearing on the composite Zoning Map

