



Mixed Use Zones Project

PSC Work Session - July 26, 2016



Bureau of Planning and Sustainability
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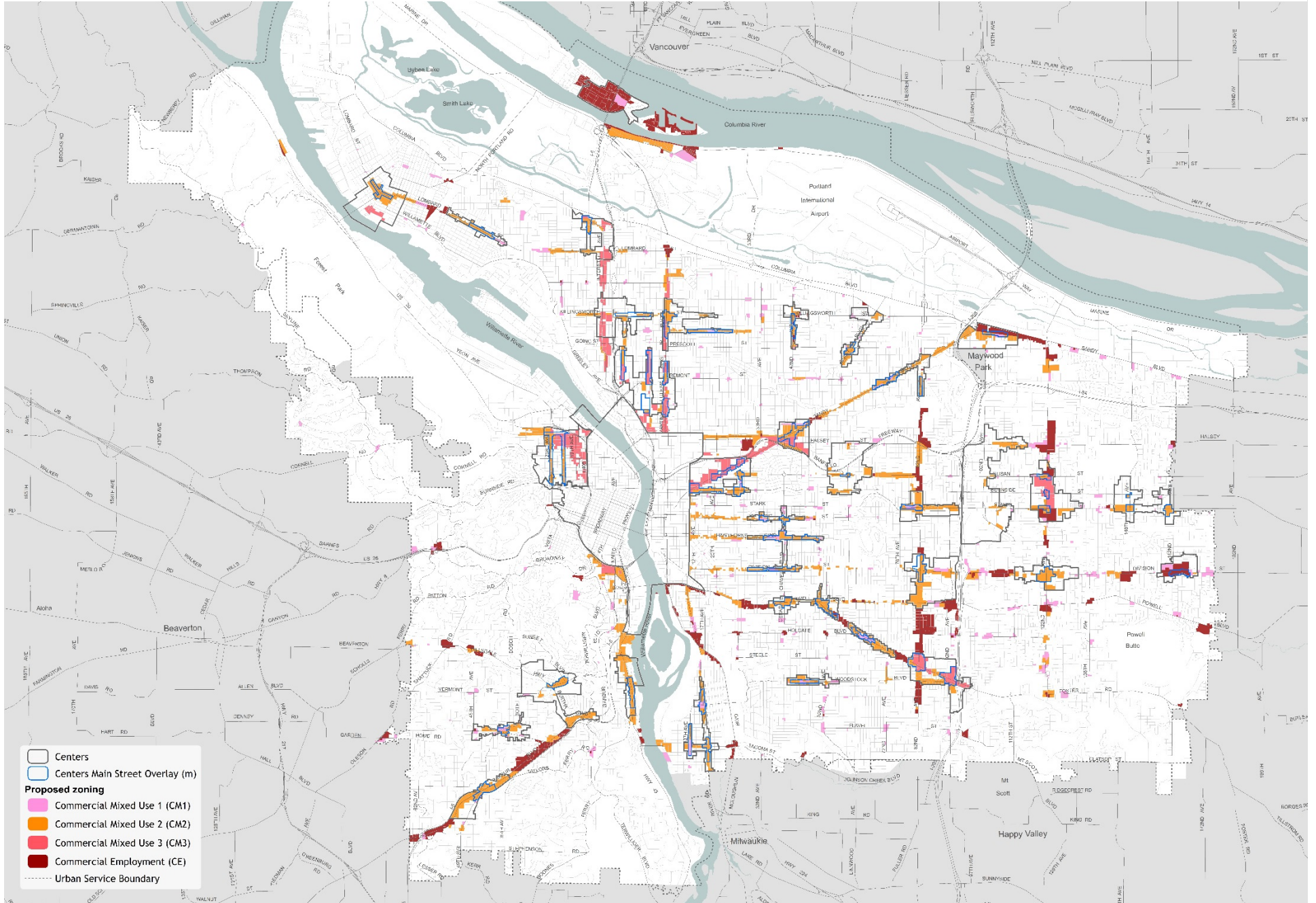
Topic 6.1: CE Zoning - grocery, etc.

Staff Recommendation:

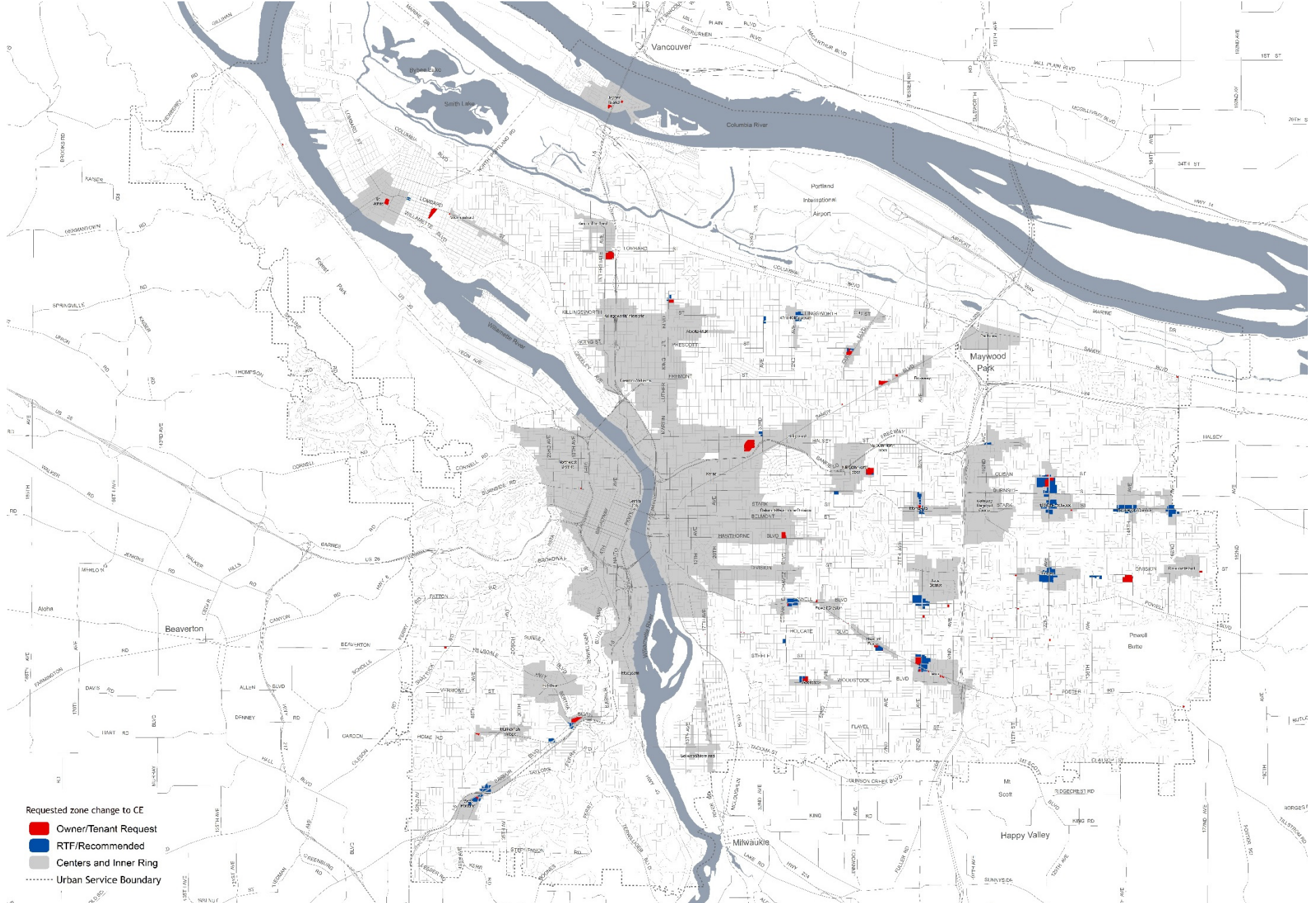
- Apply CE zoning on a limited number of sites primarily outside of Inner Ring and town centers in response to testimony from property owners and the RTF. (Map 6.1.A and 6.1.B)
- Do not use CE zoning more broadly in centers (Map 6.1.C).
- Do not apply CE zoning more broadly based on Policy 4.24 (Map 6.1.D):

“Prohibit drive-through facilities in the Central City and limit development of new ones in the Inner Ring Districts and centers in order to support a pedestrian-oriented environment.”

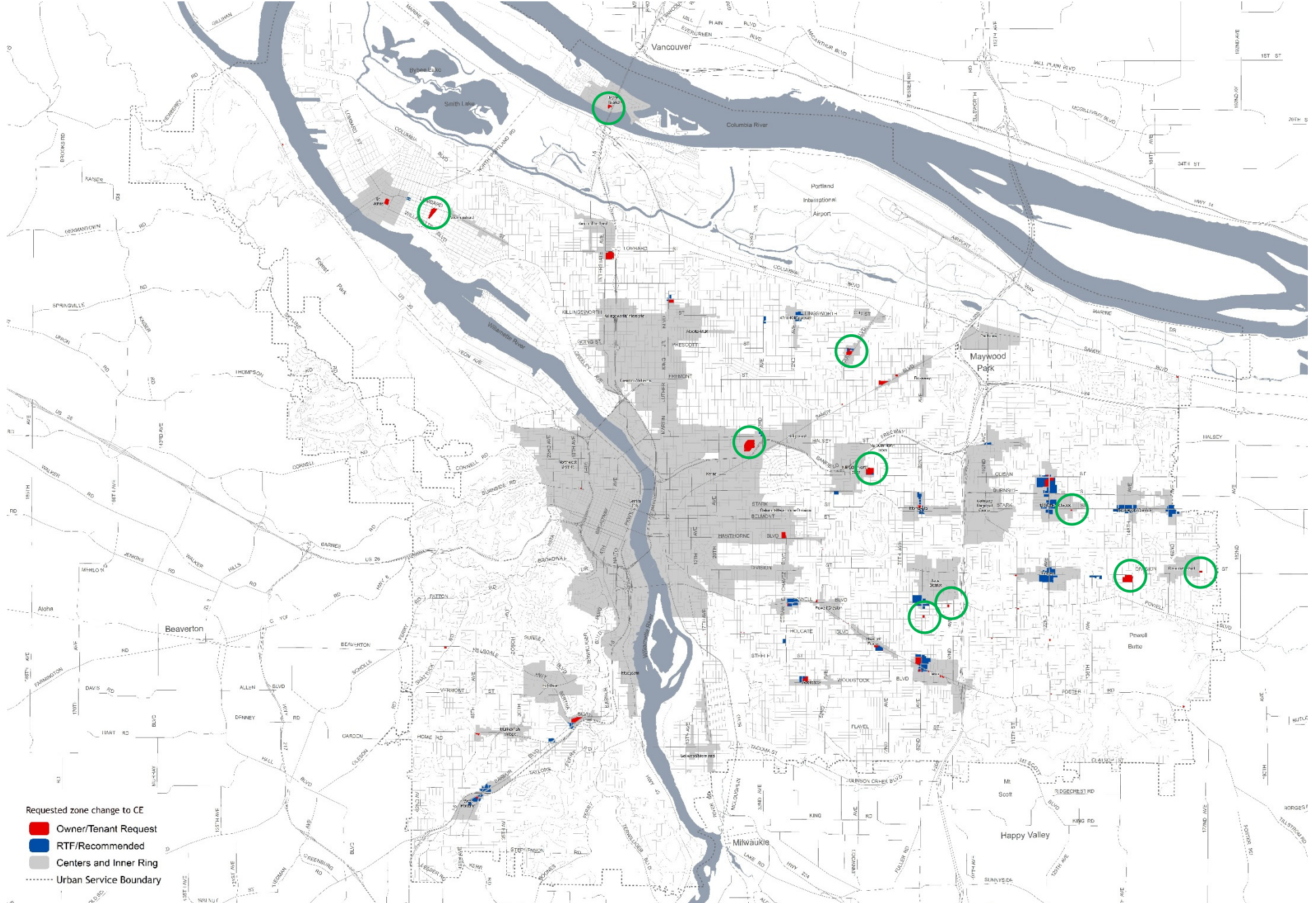
Proposed Zoning Map



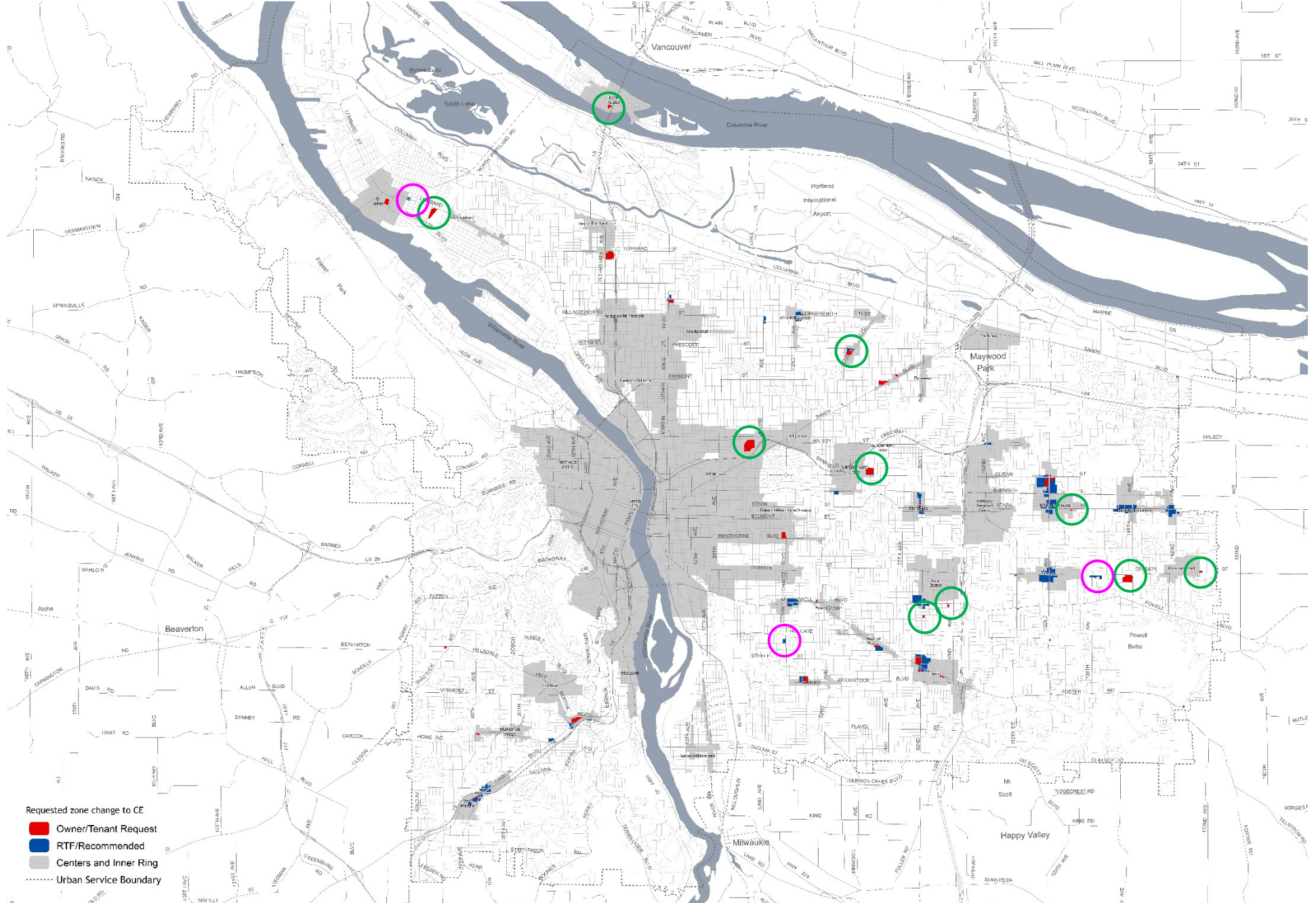
CE Requests + RTF Recommendations



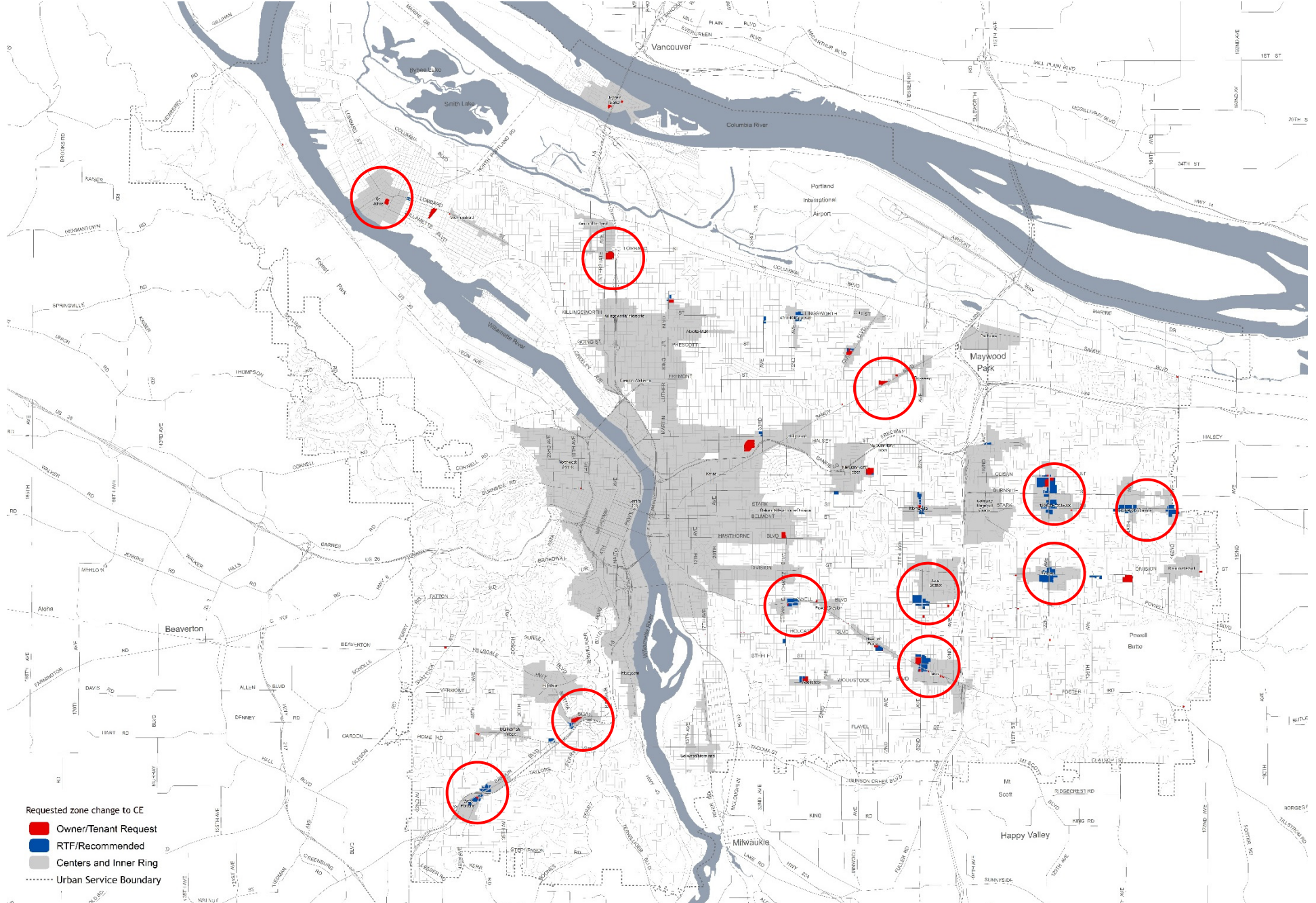
Map 6.1.A: CE Requests - staff recommendations



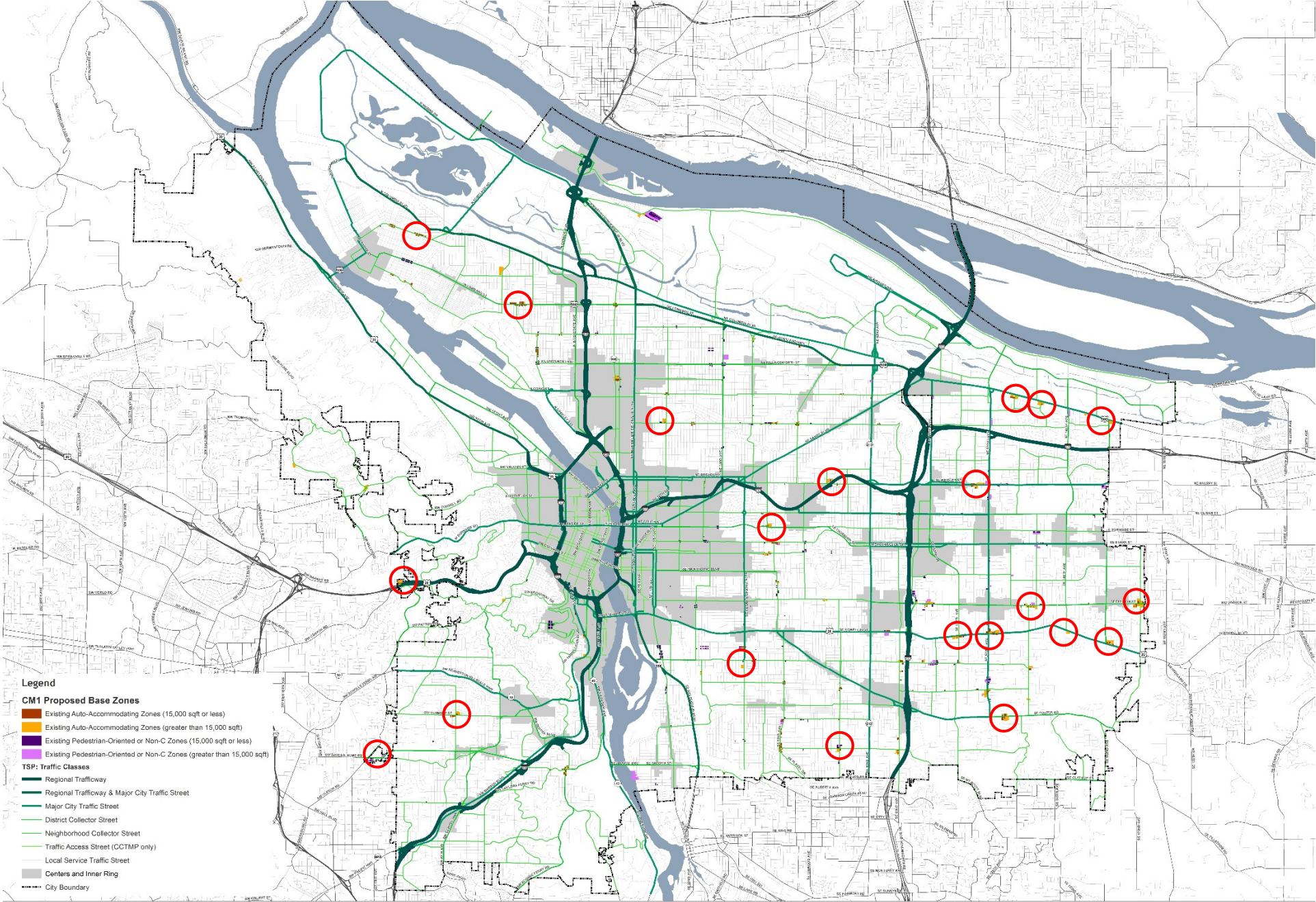
Map 6.1.B: CE Requests + RTF - staff recommendations



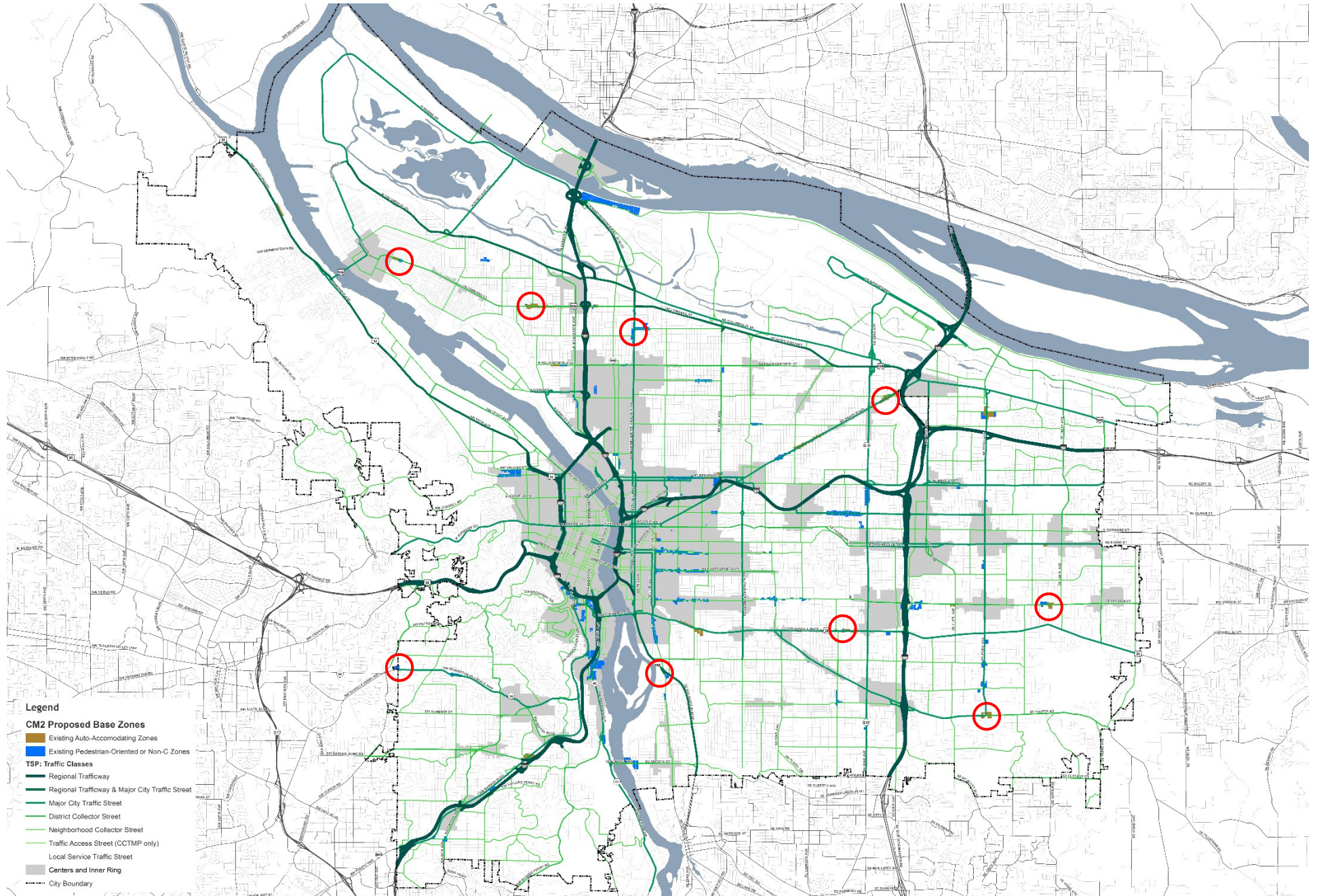
Map 6.1.C: CE Requests + RTF - not recommended



Map 6.1.D: Drive Thru Policy (CM1) - not recommended



Map 6.1.D: Drive Thru Policy (CM2) - not recommended



Topic 6.2: CE Zoning Development standards

Staff Recommendation:

- Retain proposed development standards.

Development Standards



Development Standards



Development Standards



Development Standards



Development Standards

