

PSC 7/26/16 Work Session
CE Zone Map Requests Discussion Guide

	Amount of Additional CE Zoning	Approach
1	None	None – do not expand amount of CE Zoning
2	Some <u>Staff Recommendation</u> (Map 6.1.A and 6.1.B)	Limited changes in response to testimony: accept a number of CE requests outside of centers, at the edge of centers, or in special circumstances, on collector streets and only where existing uses match CE character. This includes a combination of Owner/User requests (6.1.A) and Retail Task Force recommendations (6.1.B).
3	More Not Recommended (Option/Map 6.1.C)	<p>All of the above, plus additional sites that the Retail Task Force recommended shown on map 6.1.C.</p> <p>Some of these nodes, although within designated centers, are auto oriented today. The Retail Task Force suggests interim use of CE is appropriate to accommodate existing development and enable near-term investment in these nodes. Due to property values and achievable rents, staff believes that for some nodes conversion to a more urban mixed use development pattern is likely more than 10 years in the future. If the PSC chooses to consider this option, the nodes that may be most appropriate for interim CE application are:</p> <ul style="list-style-type: none"> • 82nd/Foster • 82nd/Powell • Division/122nd
4	Most Not Recommended (Option/Map 6.1.D-CM1 and Map 6.1.D-CM2)	<p>All of the above, plus broaden application of CE zoning in response to Policy 4.24 by remapping as follows:</p> <ul style="list-style-type: none"> • Additional conversion of auto-oriented CM1 areas to CE, outside of centers, outside of the inner ring neighborhoods, on collector streets. • Additional conversion of auto-oriented CM2 areas to CE, outside of centers, outside of the inner ring neighborhoods, on collector streets.