

UDO
City Council
Workshop

Agenda
Tuesday, August 17

1. Continue with PB Advisory Opinion:
 - a. Review Council guidance for proposed changes discussed to-date
 - b. Discuss overlay map for proposed 600' lot depth in GCR (South Broadway)
 - c. Discuss proposed residential density in GCR with parcel examples
 - d. Discuss proposed refinements to definitions of Country Club, Marina, Nursery/Greenhouse
2. Discuss DRC Advisory Opinion Recommendations:
 - a. Expansion of demolition review
 - b. Require Advisory Opinion for all City Projects



Planning Board Advisory Opinion

Consistent with the Comprehensive Plan

Exceptions:

1. Establish GCR district residential density
2. Change 2 parcels on Marion Ave = UR2 → RR
3. Revise uses allowed + design standards in GCR near State Park
4. In RR + SR, require conservation analysis for site plan and special use, as well as subdivision



Planning Board Advisory Opinion

Proposed Document Change

2. Change 2 parcels on Marion Ave = UR2 → RR
 - ✓ Make map changes to these parcels



Planning Board Advisory Opinion

Proposed Document Changes

3. Revise uses allowed + design standards in GCR near State Park
 - ✓ Keep GCR uses
 - ✓ Design standards should respect Specialty Park (SP) designation in area of State Park:
 - i. campus-like setting
 - ii. minimum front setback of 60'
 - iii. parking in rear



Planning Board Advisory Opinion

Proposed Document Changes

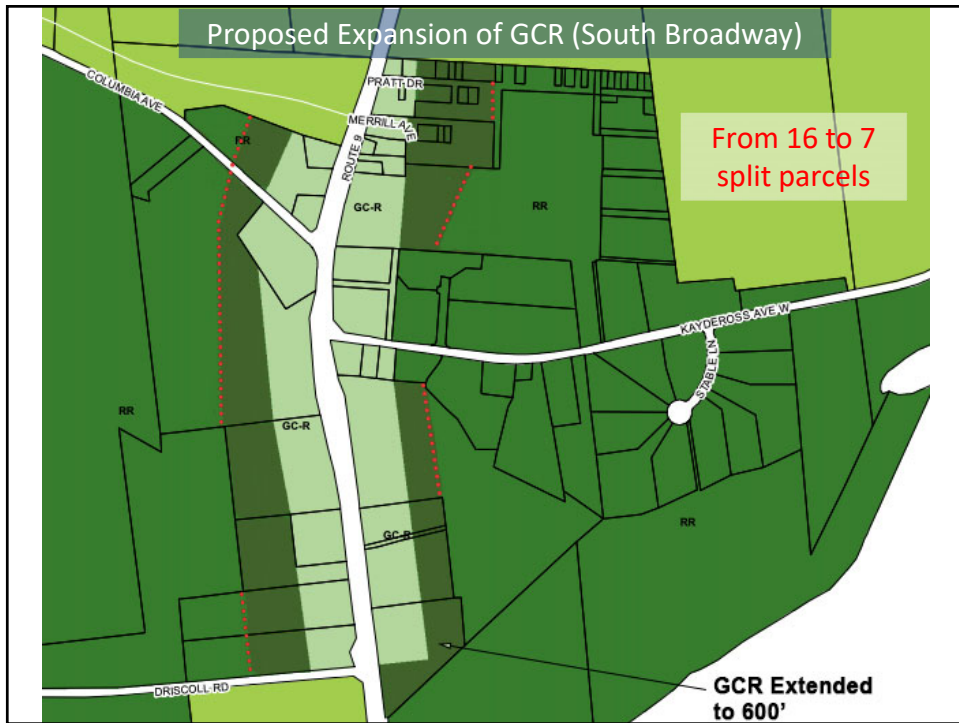
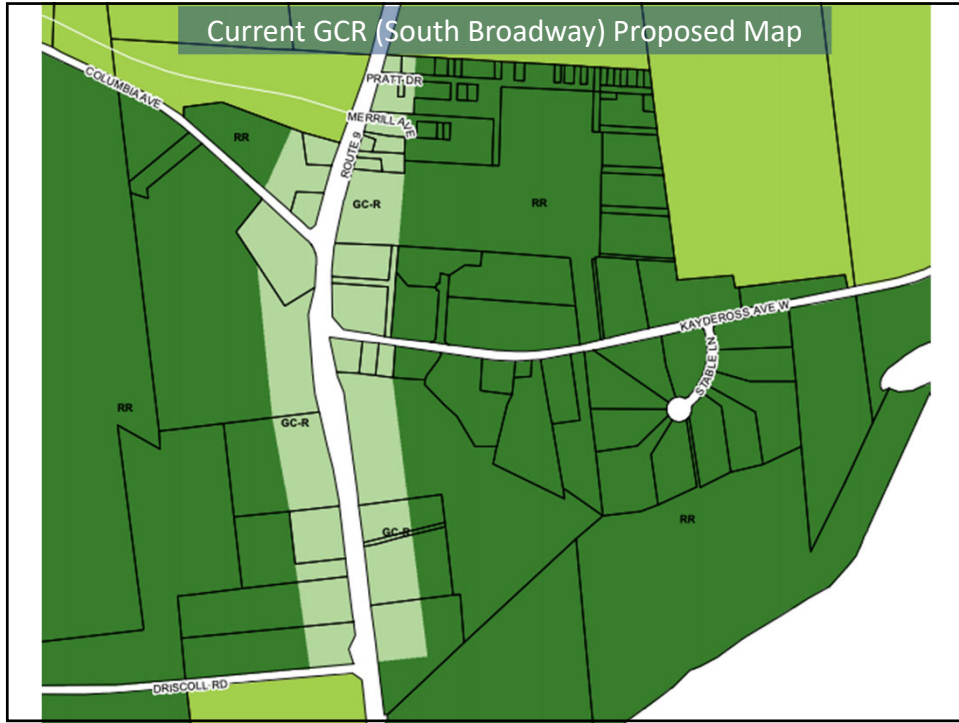
4. In RR + SR, require conservation analysis for site plan and special use, as well as subdivision
 - ✓ Site Plan and Subdivision only
 - ✓ Make text changes in Article 13 directing to Articles 16.5 and 16.6



Planning Board Advisory Opinion

Staff Recommendation

1. Establish GCR district residential density
 - ❑ 600' lot depth
 - i. Encourages better gateway development
 - ii. Protects greenbelt
 - iii. Fewer split parcels

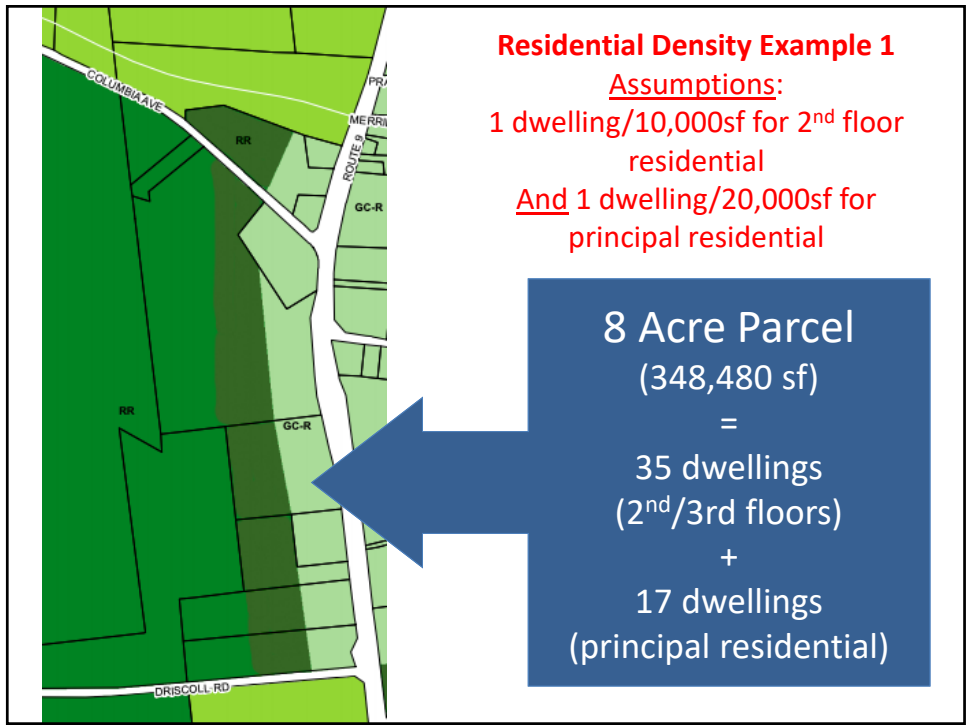


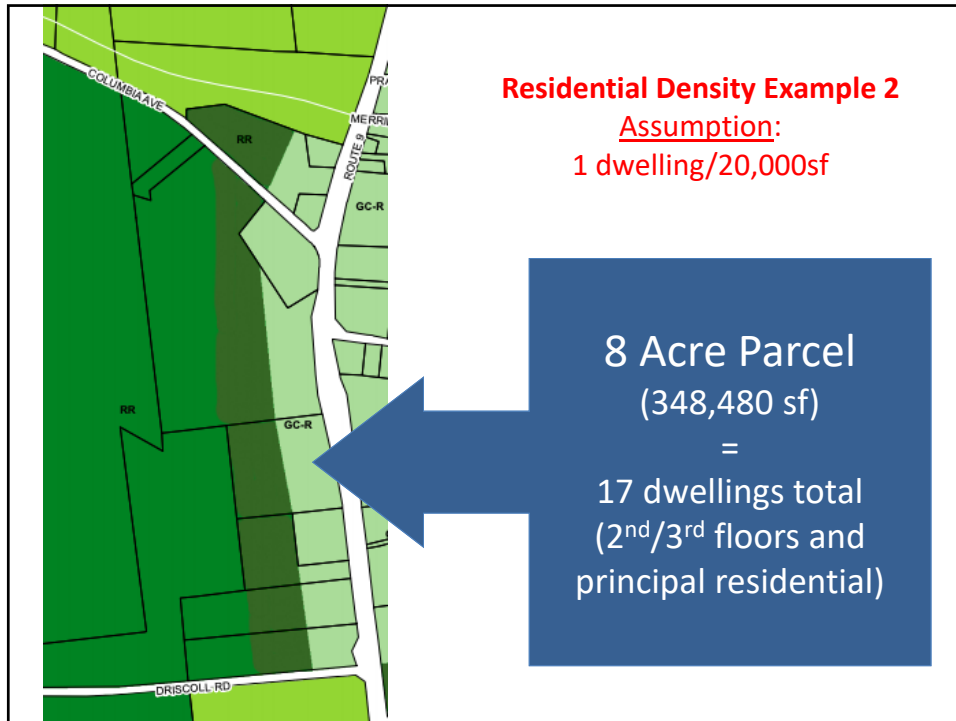


Planning Board Advisory Opinion

Staff Recommendation

- 1. Establish GCR district residential density
 - ❑ Ground floor residential allowed with Special Use Permit + behind primary commercial building only
 - ❑ Example parcel showing proposed density:
 - 2nd floor residential density = 1 dwelling/10,000sf
 - Principal residential density = 1 dwelling/20,000sf





Planning Board Advisory Opinion

Proposed Document Changes

- ✓ Remove Campground and Community Center
- Edit definitions and design standards:
 - Country Club - remove "and/or similar uses"
 - Greenhouse/Nursery - design standard to reflect a small-scale plant/flower propagation center
 - Marina - standard design and layout within the RR zone (CDD area)



Design Review Commission Advisory Opinion

Staff Recommendations

Considerations:

1. Expansion of Demolition review
 - Best approach is to expand the Historic District – separate evaluation beyond scope of this project



Design Review Commission Advisory Opinion

Staff Recommendations

Considerations:

2. Required Advisory Opinion of all City Projects where review is normally required
 - Required Advisory Opinion of City Projects for Landmark buildings only.