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## CITY COUNCIL AGENDA ITEM

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**TO:** Mayor & City Council                      **DATE:** November 24, 2014  
**FROM:** John McDonough, City Manager  
**AGENDA ITEM:** MIXED Use District Zoning Ordinance Amendment  
**MEETING DATE:** For Submission onto the December 2, 2014, City Council Work Session Meeting Agenda

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**BACKGROUND INFORMATION:** (Attach additional pages if necessary)

See attached:  
Presentation

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**CITY MANAGER APPROVAL:** 

**PLACED ON AGENDA FOR:** 12/02/2014

**CITY ATTORNEY APPROVAL REQUIRED:** (  ) YES      (  ) NO

**CITY ATTORNEY APPROVAL:** 

# MIXED USE DISTRICT ZONING ORDINANCE AMENDMENT

December 2, 2014



# Background

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- With the removal of apartments as an allowable use within the Commercial zoning districts, the Mixed Use District is the only zoning classification where multi-family residential and non residential uses can be developed under the same zoning classification

# Background

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- Per the Zoning Ordinance, the Mixed Use District (MIX) requires a minimum parcel size of 10 acres
- The Ordinance does not allow a variance to minimum lot area
- For Council to consider MIX rezoning applications on properties less than 10 acres, an amendment to the Zoning Ordinance is required

# Background

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- The City Center Master Plan calls for the creation of a street network with blocks that are 200' to 500' per side (less than 10 acres)
- The Comprehensive Plan policies provides for density and height bonuses for property assemblages comprising 5 or more acres in Live-Work areas within certain Nodes

# Issue

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- The minimum 10 acre lot area required by the MIX district may hinder mixed use projects in areas such as City Center where this type of development is desired

# Zoning Ordinance Amendment

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- Staff recommends revision to the minimum lot area for the MIX Zoning District in the City Center and PCID areas and establishment of standards for evaluation of mixed use projects, particularly projects that incorporate apartments

# Comprehensive Plan Guidance

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- Consolidation of multiple properties
- Providing significant green space that exceeds minimum requirement
- Providing public green space
- Elimination of curb cuts
- Limiting access to Roswell Road
- Improving the area's transportation infrastructure
- Providing shared parking

# Zoning Ordinance Standards

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- Standards for single structure development and multi-structure development
- Amount of retail and office uses required and which street frontages require non residential uses
- Preventing commercial strip development in front of apartments
- Ensuring retail development is viable
- Allowing flexibility for conversion of residential to retail uses when market warrants

# Next Steps

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- Obtain Council concurrence to consider a Zoning Ordinance Amendment regarding the minimum lot area and development standards for the Mixed Use District
- Present a Zoning Ordinance Amendment to Council for consideration

# ZONING ORDINANCE AMENDMENT – MIXED USE DISTRICT

December 2, 2014

