



Zoning Atlas Amendment

Application of WC-Subdistricts



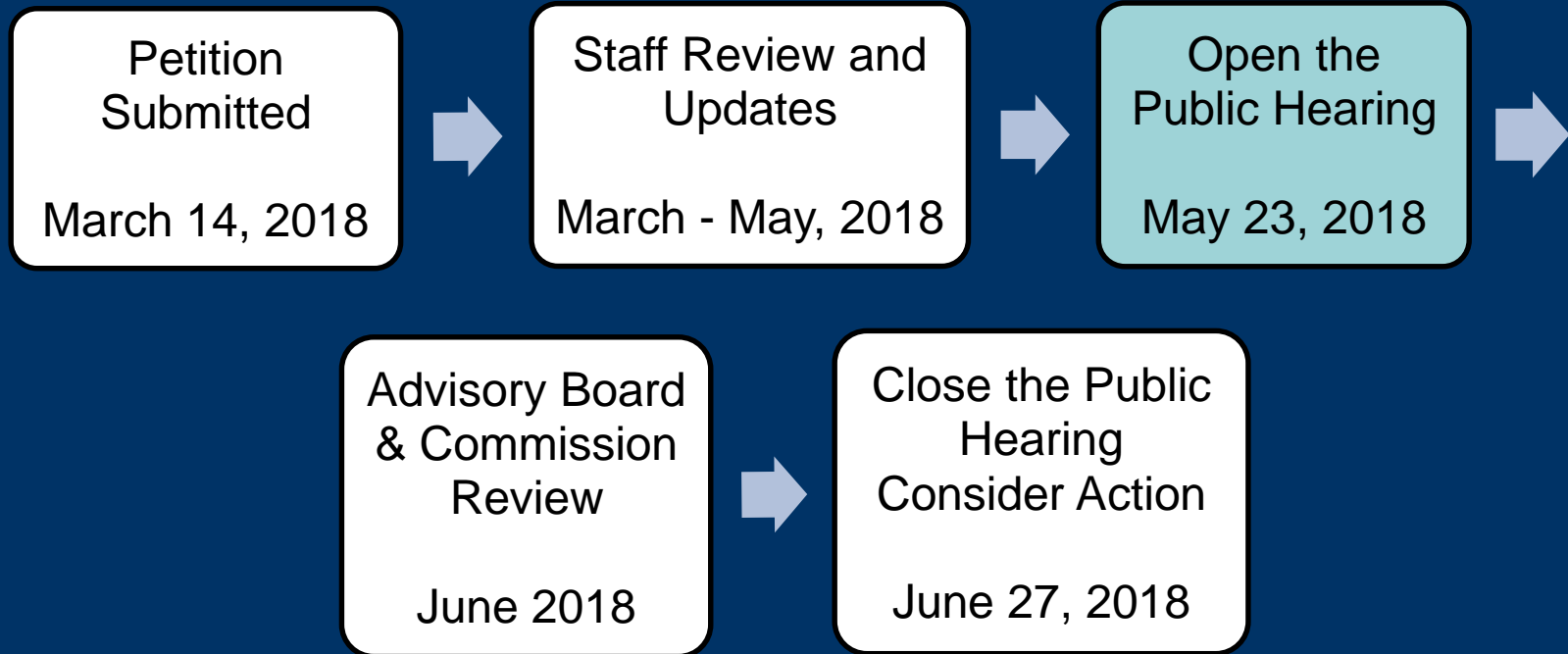
**Council
Business Meeting
May 23, 2018**

Petition Interests

As Submitted March 14, 2018

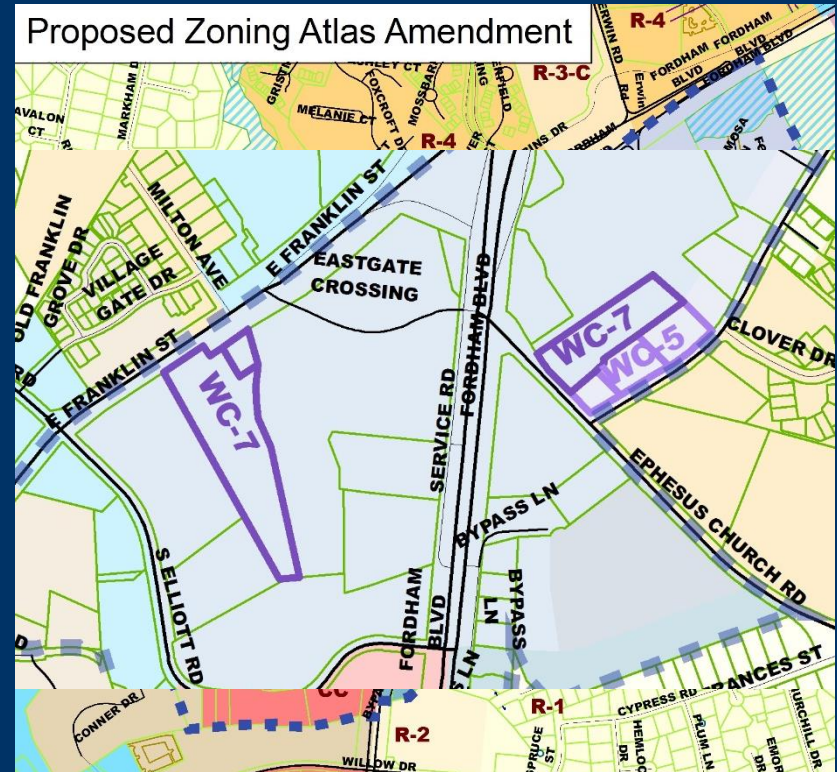
1. Increase **non-residential development** with density bonuses or other mechanisms
2. Identify strategies for providing more **affordable housing**
3. Address building size and massing concerns to improve **place-making and permeability**

Zoning Atlas Amendment Process



Topic 1: Proposed Path Forward

- **Text Amendment** would create new Walkable Commercial (WC-) zoning subdistricts
- **Zoning Atlas Amendment** would apply WC zoning to potential redevelopment sites



Topic 1: Proposed Path Forward

- Permitted Uses:**
 No residential permitted
 Other uses as permitted in
 WX Subdistricts
- Maximum Height:**
 WC-5: 5 stories
 WC-7: 7 stories
- Development Standards:**
 Same requirements as WX

PERMITTED USES	WR-3	WR-7	WX-5	WX-7	WC-5	WC-7
Residential Uses						
Household living, as listed below:						
Detached living	—	—	—	—	=	=
Attached living	P	P	P	P	=	=
Multifamily living	P	P	P	P	=	=
Group living	—	P	P	P	=	=
Social service living	—	—	S	S	=	=
Public Uses						
Civic/Place of Worship	P	P	P	P	<u>P</u>	<u>P</u>
Parks & open space	P	P	P	P	<u>P</u>	<u>P</u>
Utilities, minor	P	P	P	P	<u>P</u>	<u>P</u>
Utilities, major	S	S	S	S	<u>S</u>	<u>S</u>
Commercial Uses						
Bank, except as listed below:	--	--	P	P	<u>P</u>	<u>P</u>
Drive-thru	--	--	S	S	<u>S</u>	<u>S</u>
Commercial parking	--	--	S	S	<u>S</u>	<u>S</u>
Day care	--	--	P	P	<u>P</u>	<u>P</u>
Indoor recreation	--	--	P	P	<u>P</u>	<u>P</u>
Medical	--	--	P	P	<u>P</u>	<u>P</u>
Office	--	--	P	P	<u>P</u>	<u>P</u>

Staff Recommendation

- Open the public hearing and receive public comment
- Continue the public hearing to June 27, 2018