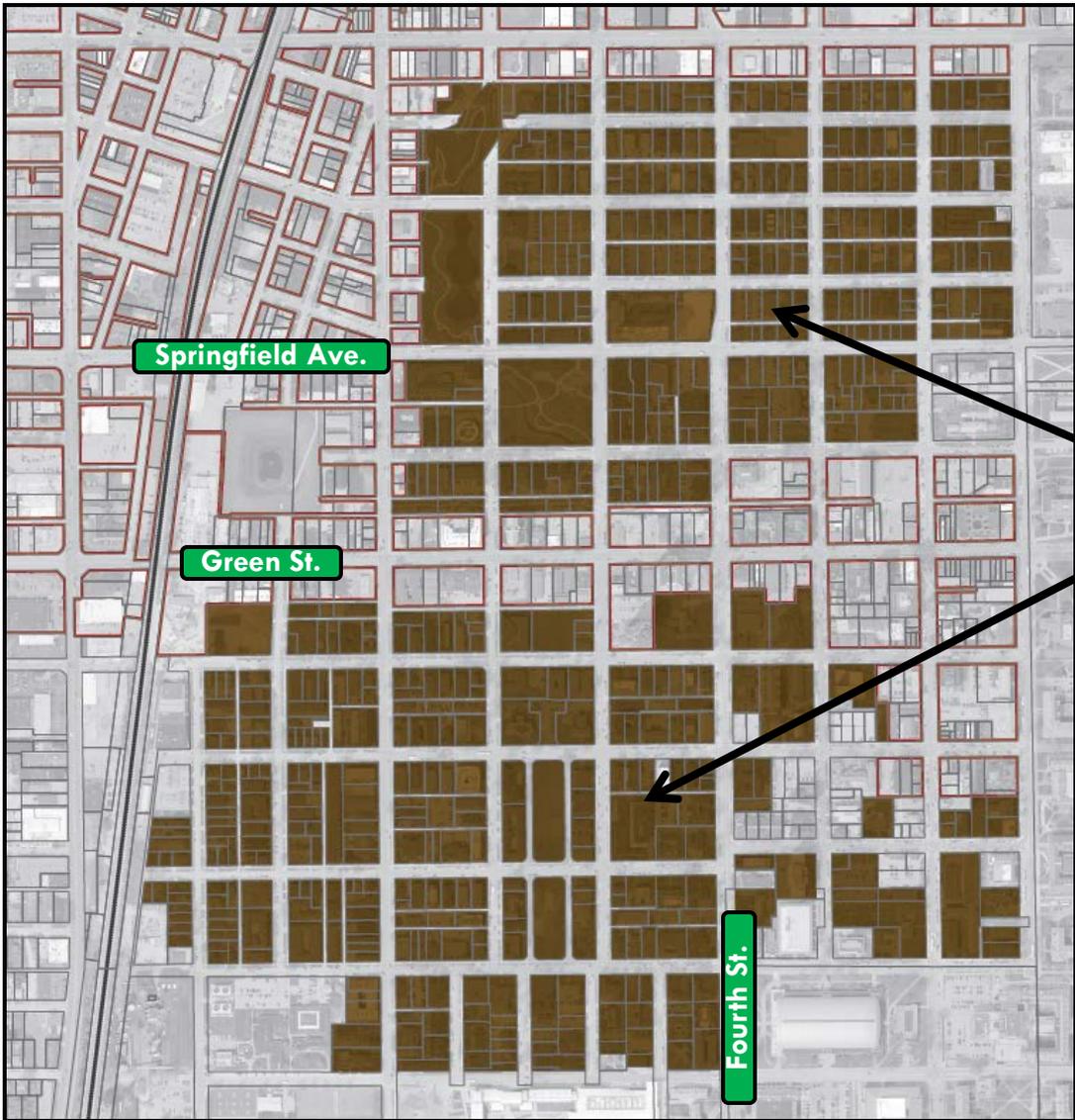


PROPOSED ZONING CHANGES IN CAMPUSTOWN, MIDTOWN, & DOWNTOWN



Framework of Changes

- New zoning district in University District:
MFUniv Multifamily University District



Springfield Ave.

Green St.

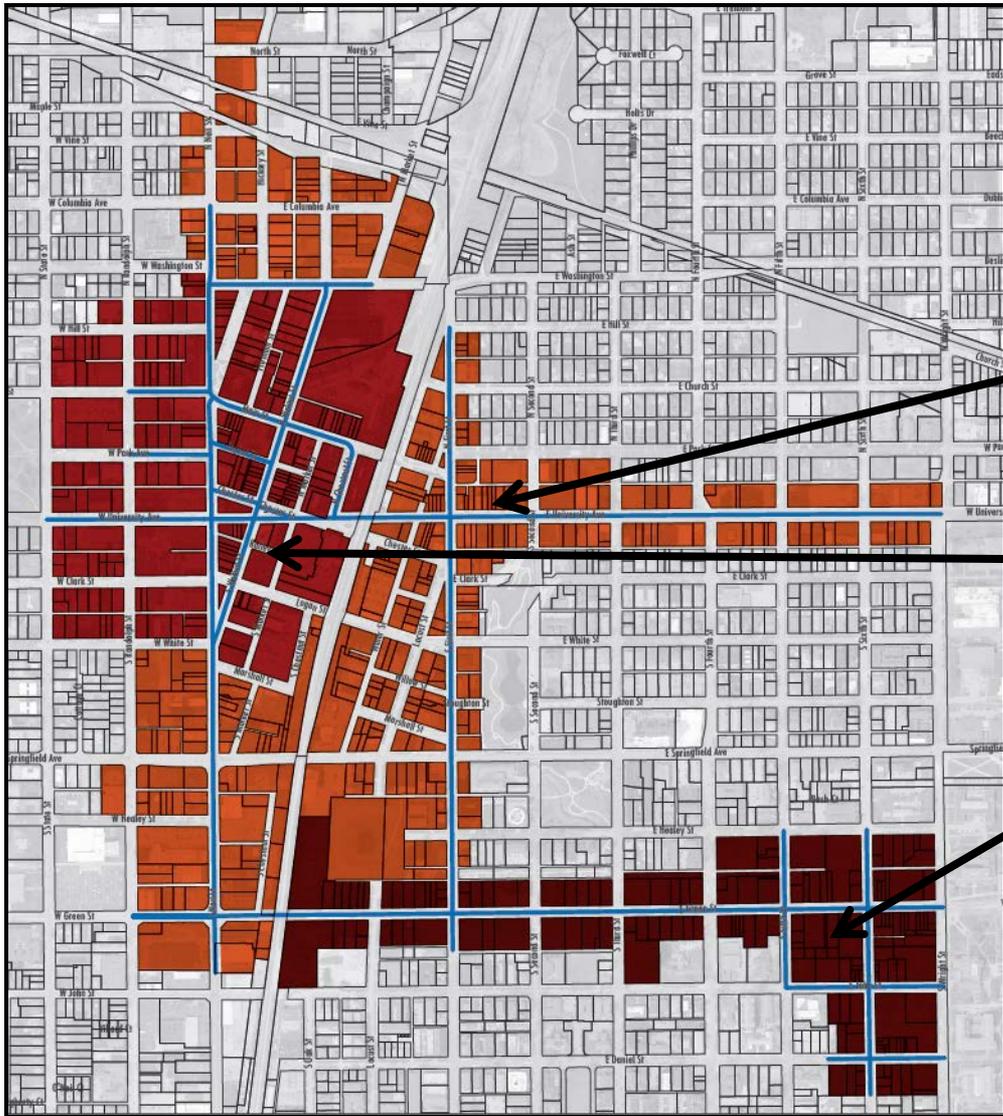
Fourth St.

MFUniv Zoning District



Framework of Changes

- New zoning district in University District:
MFUniv Multifuniversity District
- Three new “Central Business” zoning districts:
(CB1, CB2, CB3)



CB1 district

CB2 district

CB3 district

Framework of Changes

- New zoning district in University District:
MFUniv Multifamily University Neighborhood
- Three new “Central Business” zoning districts:
(CB1, CB2, CB3)
- Districts will regulate several aspects of property
 - ▣ Land use
 - ▣ Development Standards
 - ▣ Design Standards

MFUniv – Land Use

- Replacing MF2 and MF3 in the University District
- High density residential
- Permitted uses: Residential, college and university



MFUniv – Development Standards

- Height (no longer use Floor Area Ratio)
- Setbacks
- Ground Floor Uses

MFUniv – Development Standards

- Current: Bulk regulated by Floor Area Ratio (FAR)



Courtyard

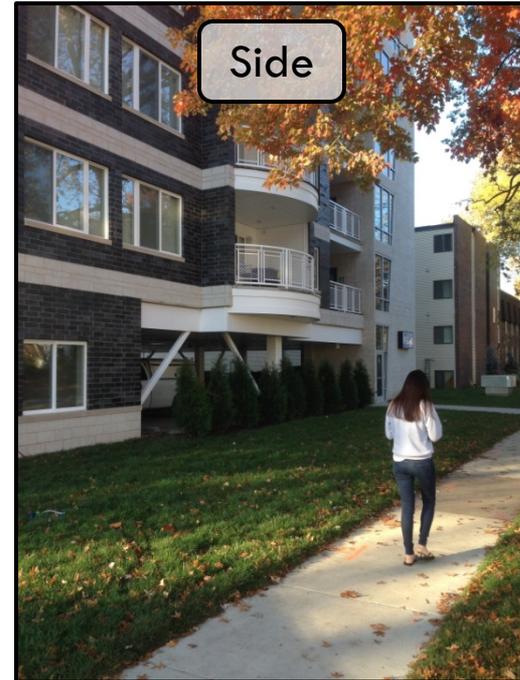
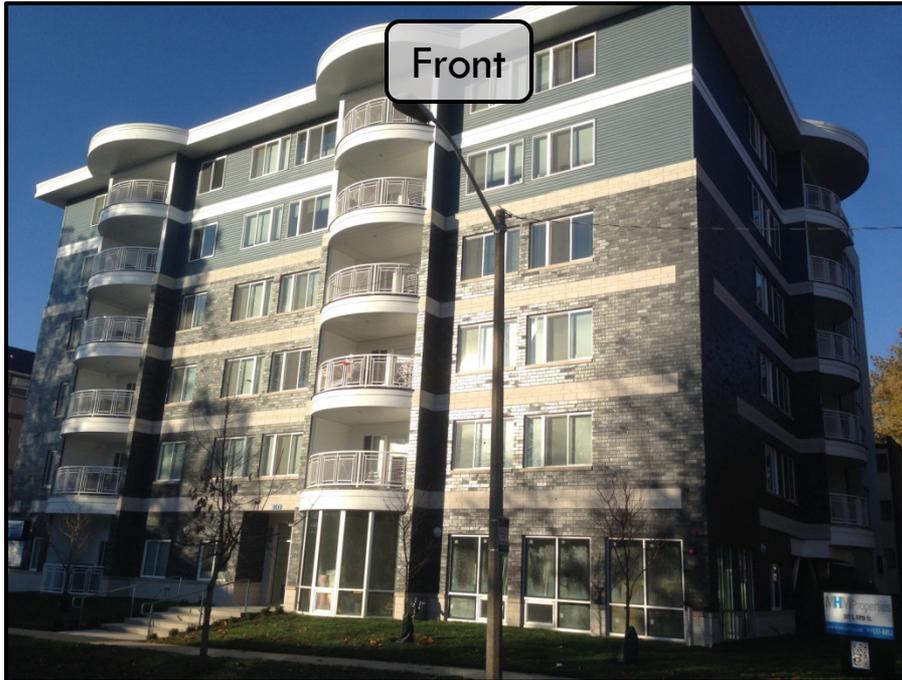
MFUniv – Development Standards

- Proposed: Bulk regulated by height and setbacks



MFUniv – Development Standards

- Usable building space required along front yards



MFUniv – Design Standards

- Articulation
- Exterior Materials
- Transparency
- Primary Entrance
- Parking Design

MFUniv – Design Standards

- Articulation: Intended to break up long, flat walls



MFUniv – Design Standards

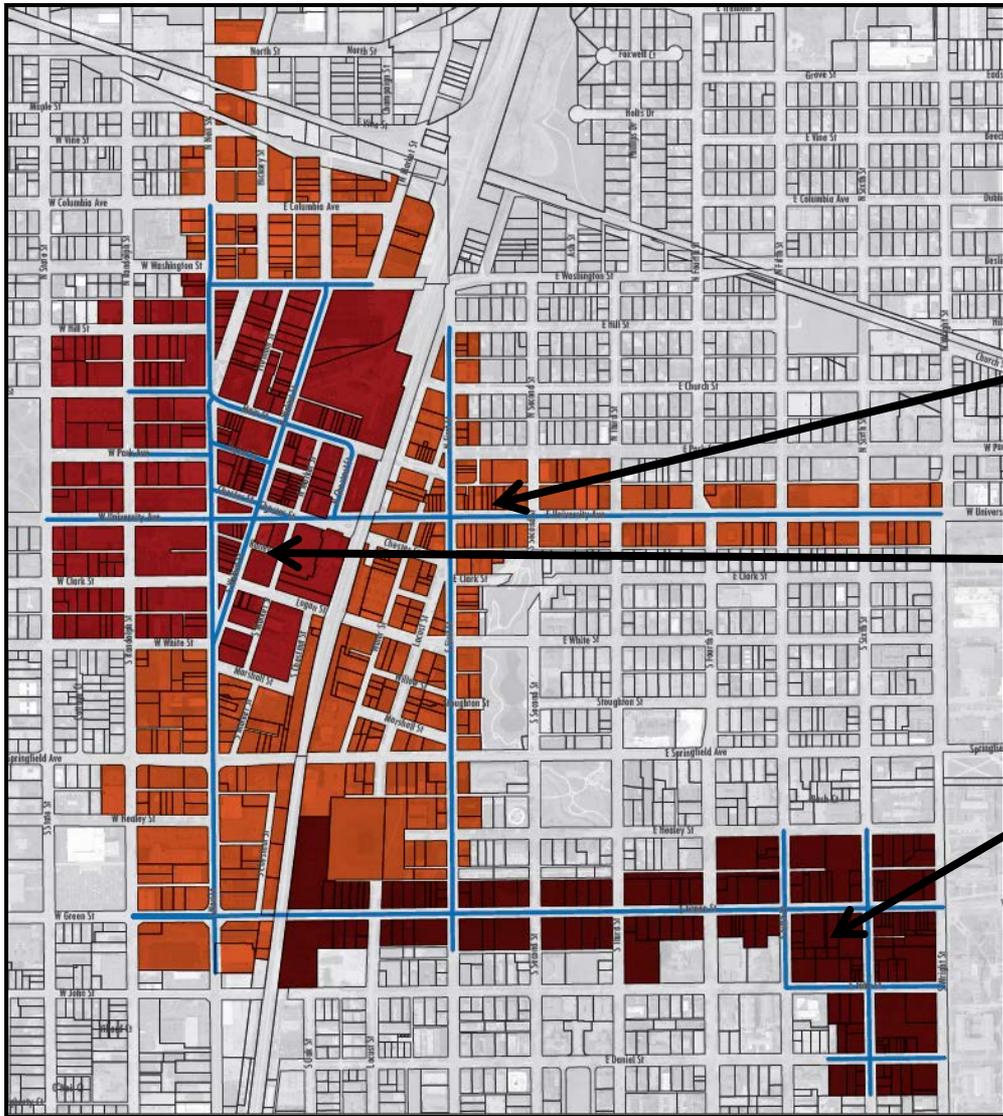
- Articulation: Intended to break up long, flat walls



MFUniv – Design Standards

- Exterior Materials: Multiple styles/colors required





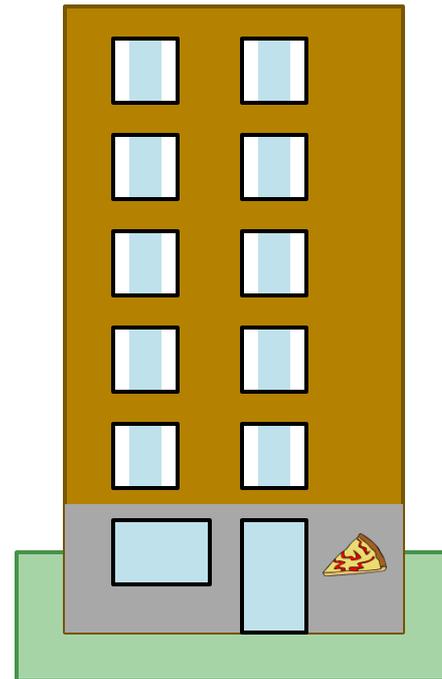
CB1

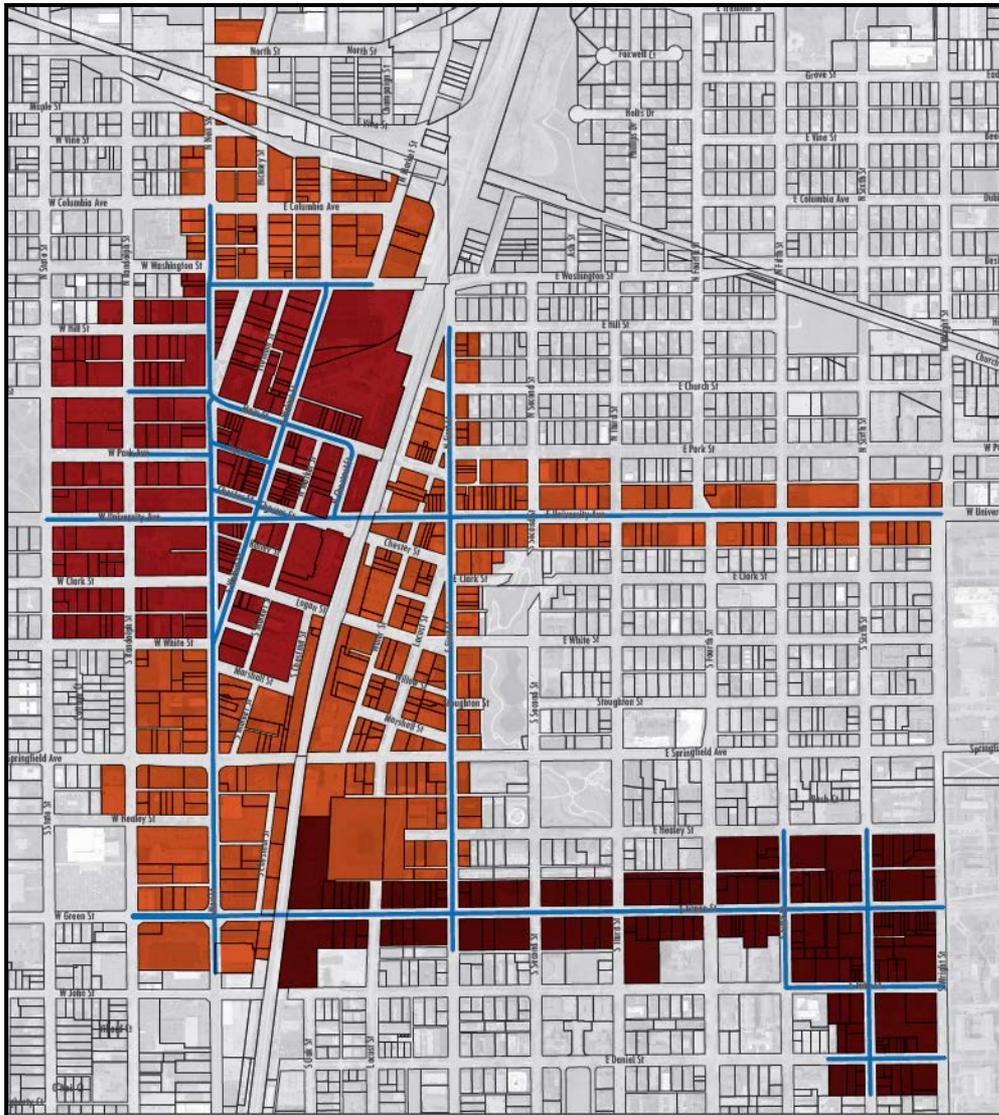
CB2

CB3

CB1, CB2, CB3 – Land Use

- Mixed use: Nearly all non-industrial uses are allowed in these districts
- Replaces existing CB and overlay districts
- Ground floor dwelling units not allowed to face Primary Streets

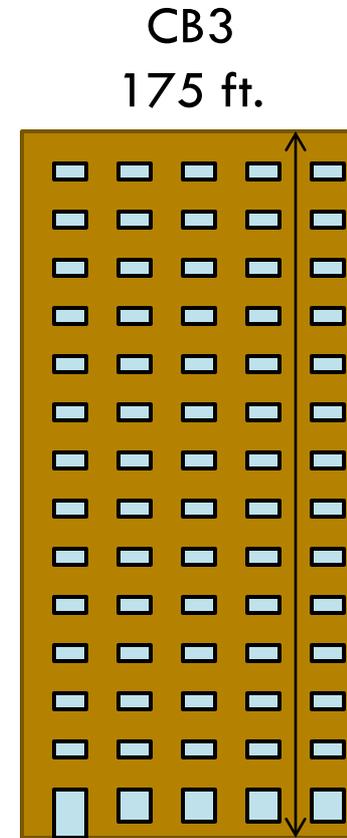
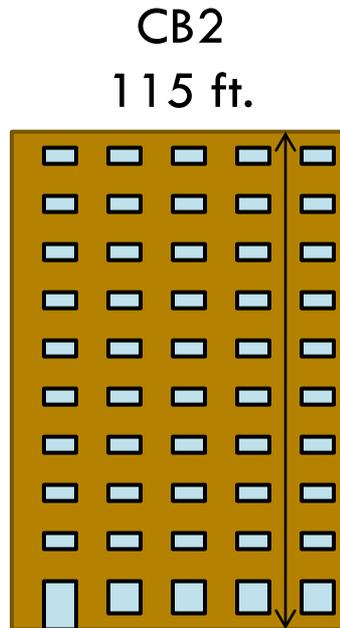
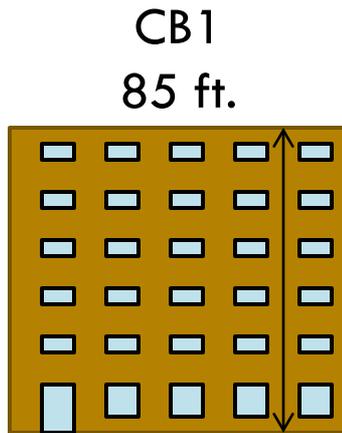




 = Primary Streets

CB1, CB2, CB3 – Development Standards

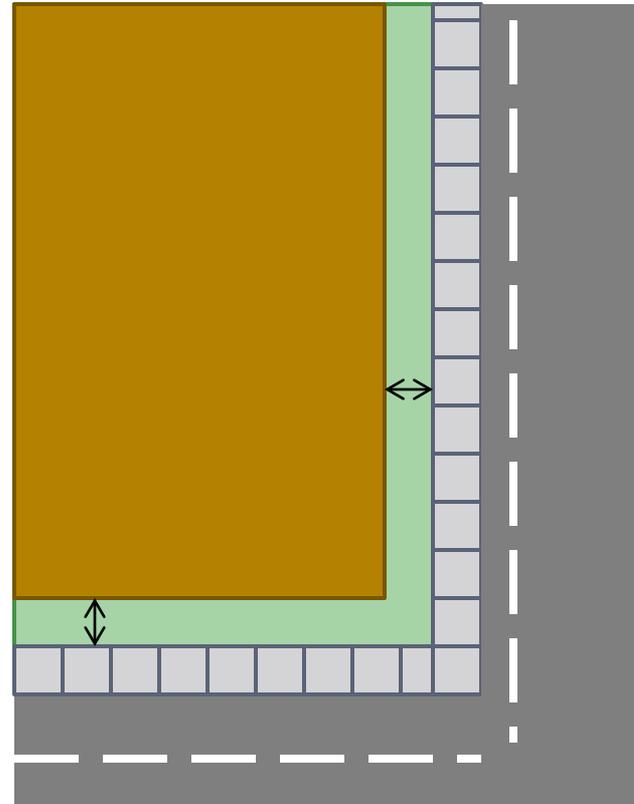
- Height limits instead of FAR



CB1, CB2, CB3 – Development Standards

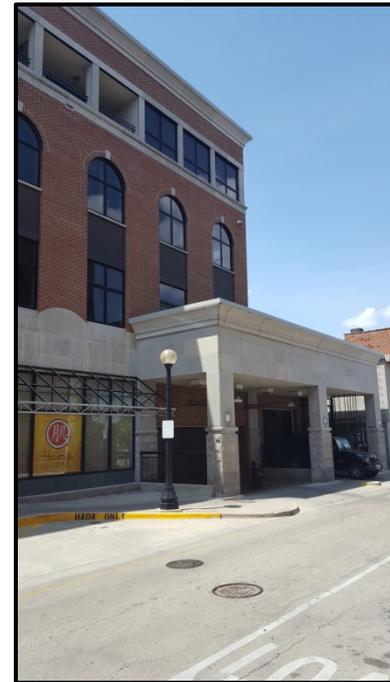
□ Setbacks

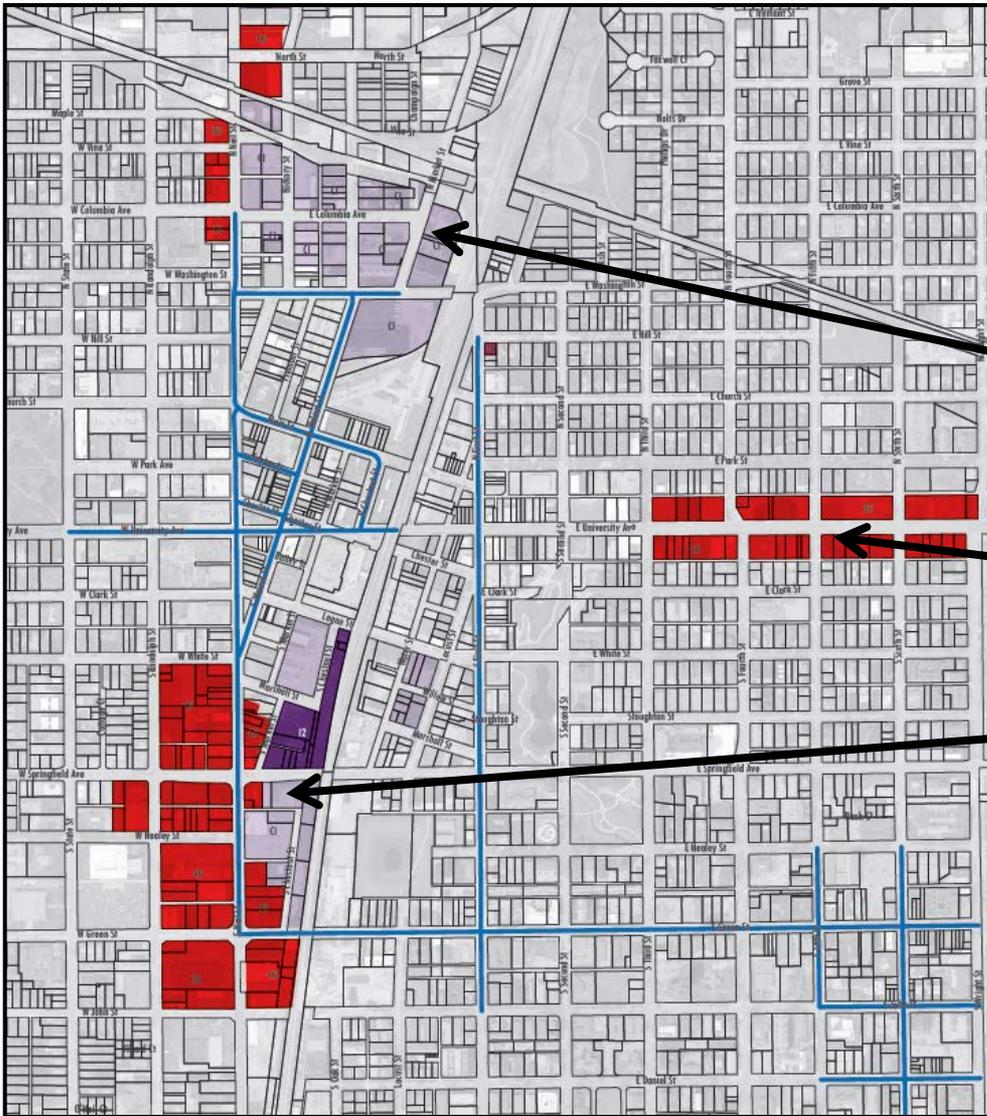
- No minimum setbacks
- Maximum setbacks along public street frontages
 - CB1: 15 ft.
 - CB2: 10 ft.
 - CB3: 10 ft.



CB1, CB2, CB3 – Development Standards

- Parking requirements: design, not amount





Existing industrial
and automotive uses
in new CB areas
will be preserved

Regulatory Burden

Area of Regulation	Regulatory Burden
FAR ⇔ Height and Setbacks	Slight decrease
Frontage Requirement	Slight increase in and around Downtown; neutral elsewhere
Upper Level Stepback	Slight increase in and around Downtown; neutral elsewhere
Automobile Parking	Significant decrease
Bicycle Parking	Neutral
Design Requirements for Automobile Parking	Slight to moderate increase
Drive-Through Uses	Significant increase
Placement of Residential Uses	Significant decrease
Transparency Requirement	Slight increase in CB2 and MFUniv; neutral elsewhere
Primary Entrance	Slight increase
Exterior Materials	Slight increase
Articulation of >75' Walls	Slight to moderate increase

Future Steps

- May 24: City Council Study Session
- Early June: Notification for proposed rezoning
 - ▣ Affected property owners + neighbors
- Mid June: Public informational meeting
- Late June: Staff completes draft code language
- Mid July: Plan Commission public hearing + action
- Late July: City Council public hearing + action

PROPOSED ZONING CHANGES IN CAMPUSTOWN, MIDTOWN, & DOWNTOWN

