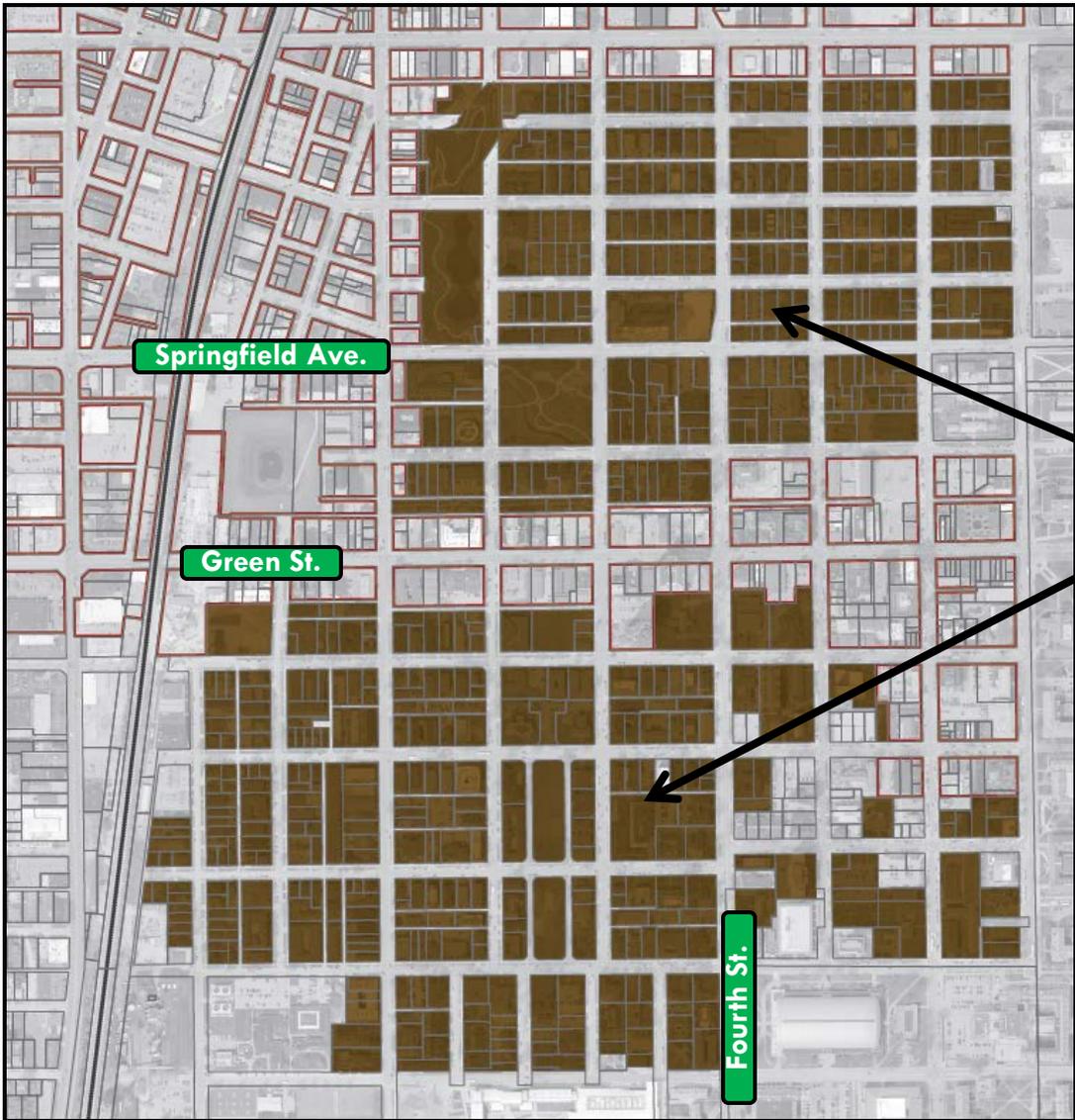


# PROPOSED ZONING CHANGES IN CAMPUSTOWN, MIDTOWN, & DOWNTOWN



# Framework of Changes

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



Springfield Ave.

Green St.

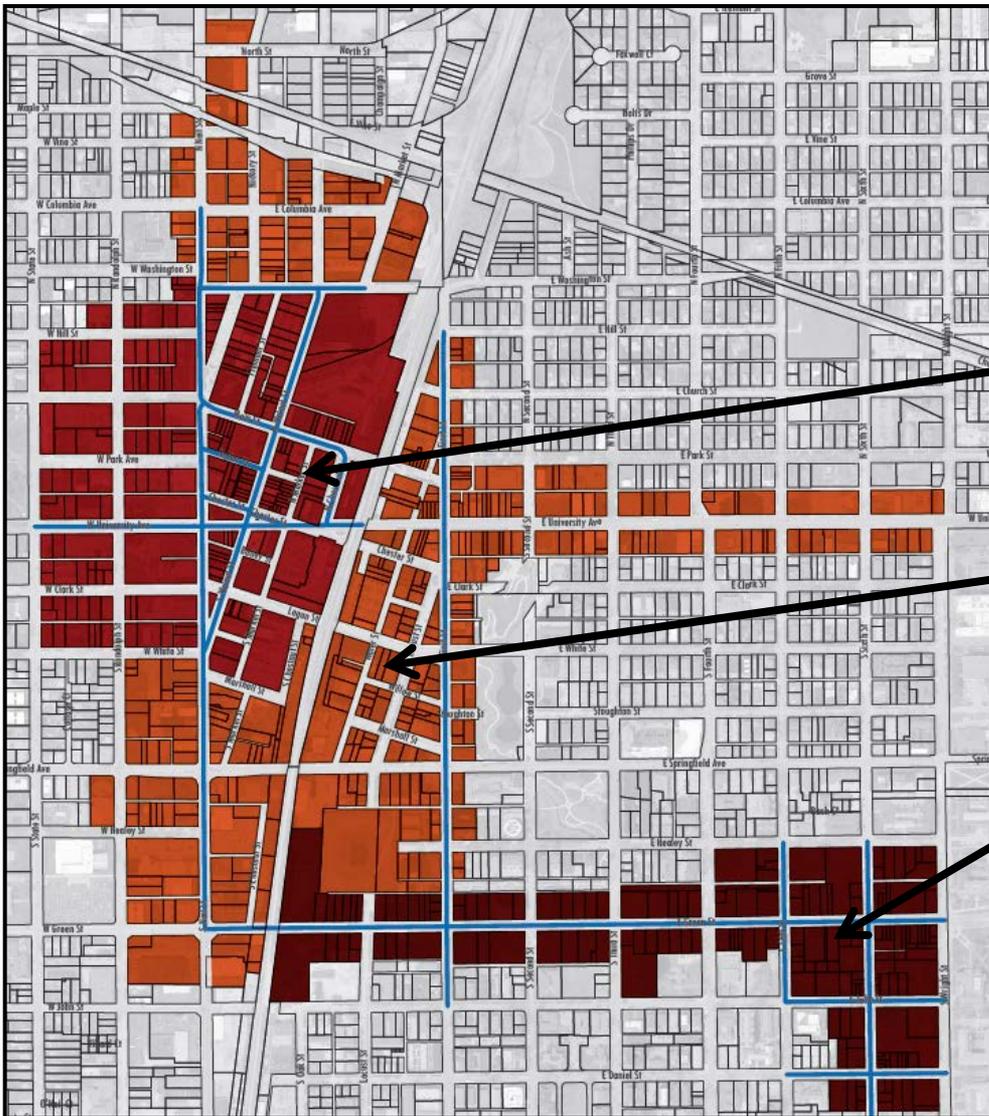
Fourth St.

MFUniv Zoning District



# Framework of Changes

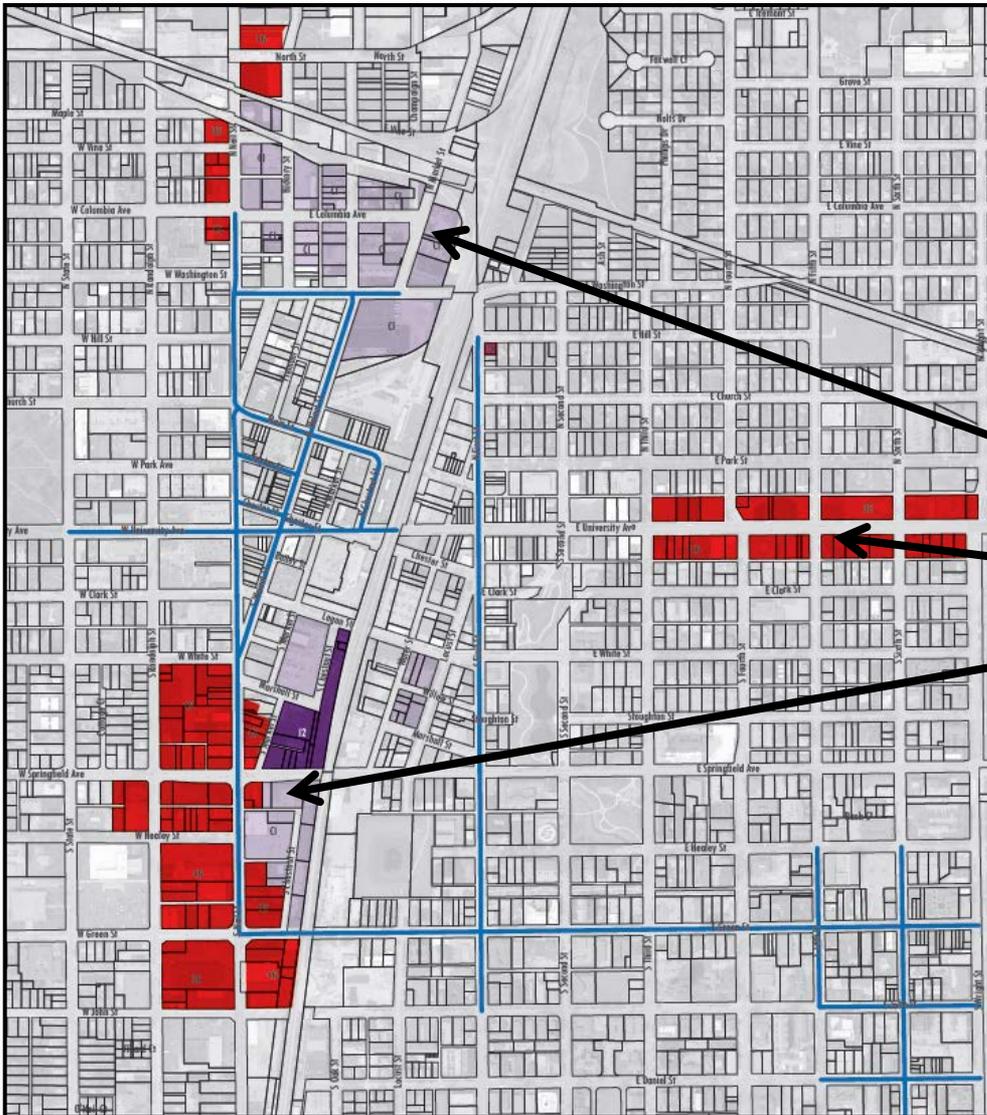
- New zoning district in University District:  
MFUniv Multifuniversity Neighborhood
- Three new “Central Business” zoning districts:  
(CB1, CB2, CB3)



CB1

CB3

CB2



All new CB areas will  
be zoned CB3

# 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

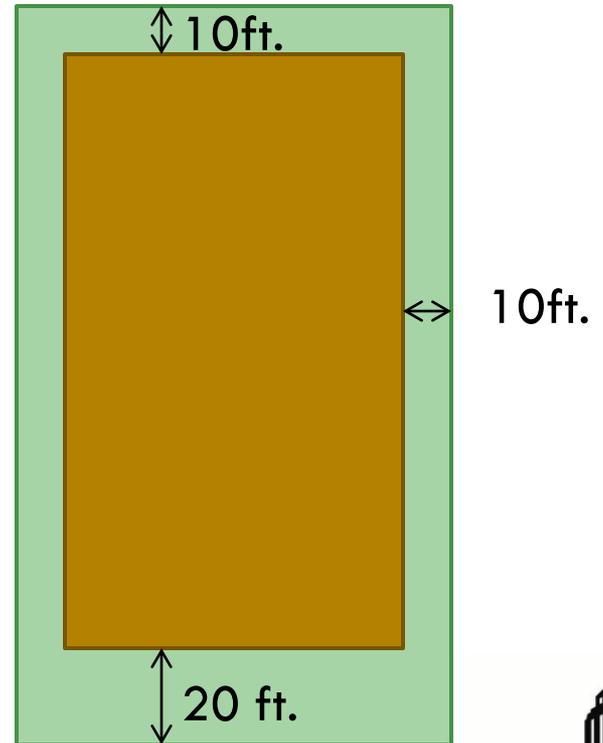
# MFUniv – Land Use

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



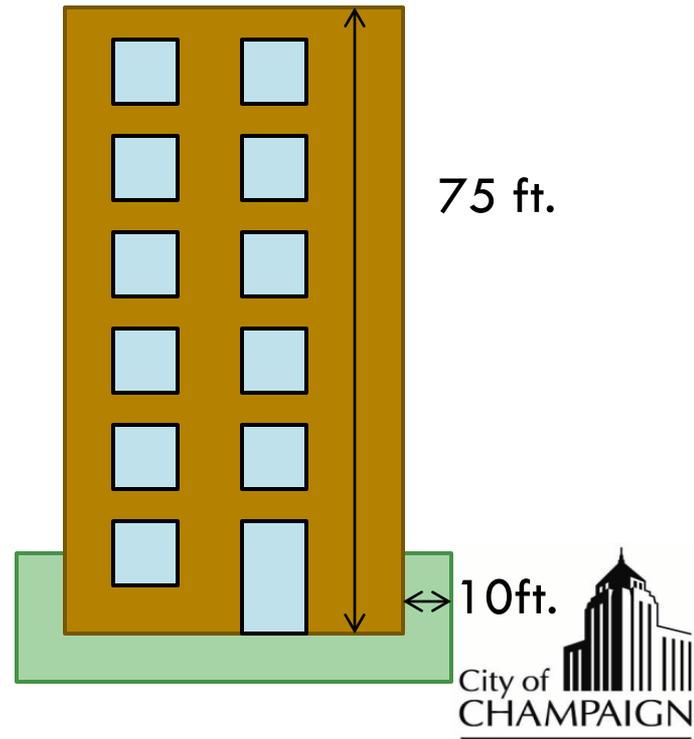
# MFUniv – Development Standards

- No OSR, No FAR
- Setbacks on all sides
- Corner lots only have one front yard setback



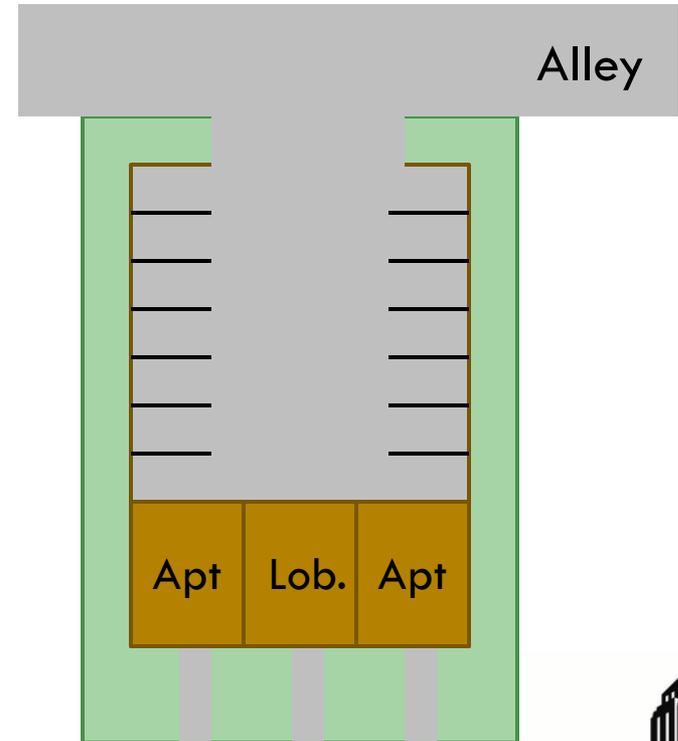
# MFUniv – Development Standards

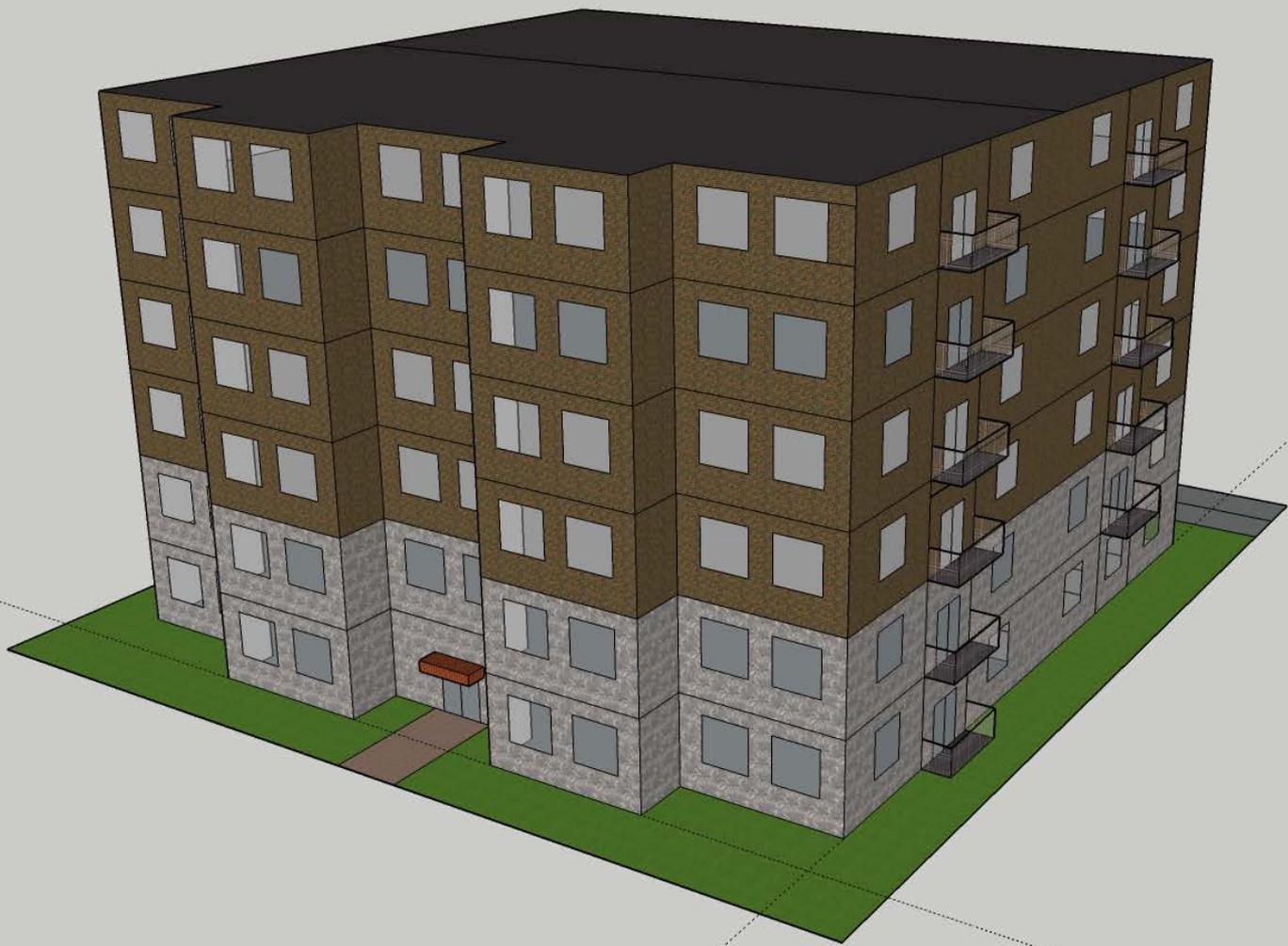
- No OSR, No FAR
- Setbacks on all sides
- Height limit of 75 feet
  - ▣ No upper level stepback
- Buildings facing front with ground floor uses

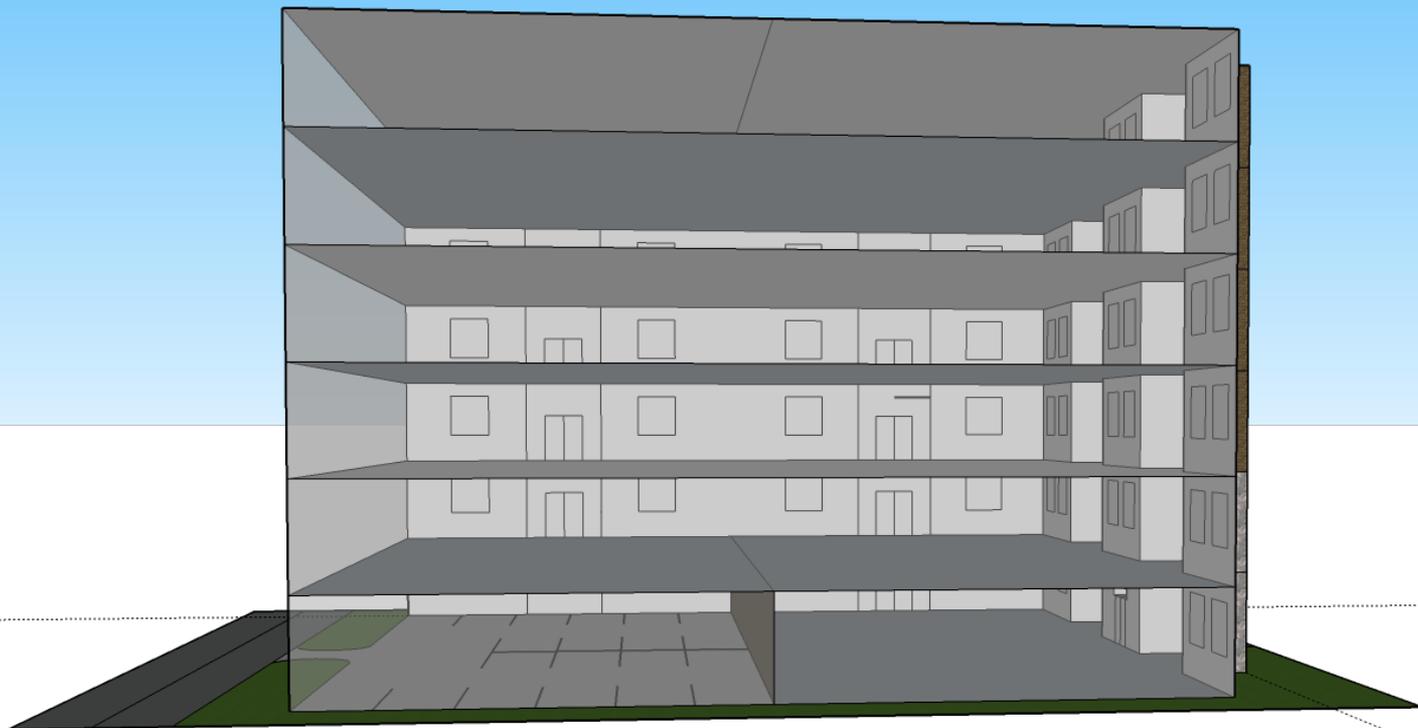


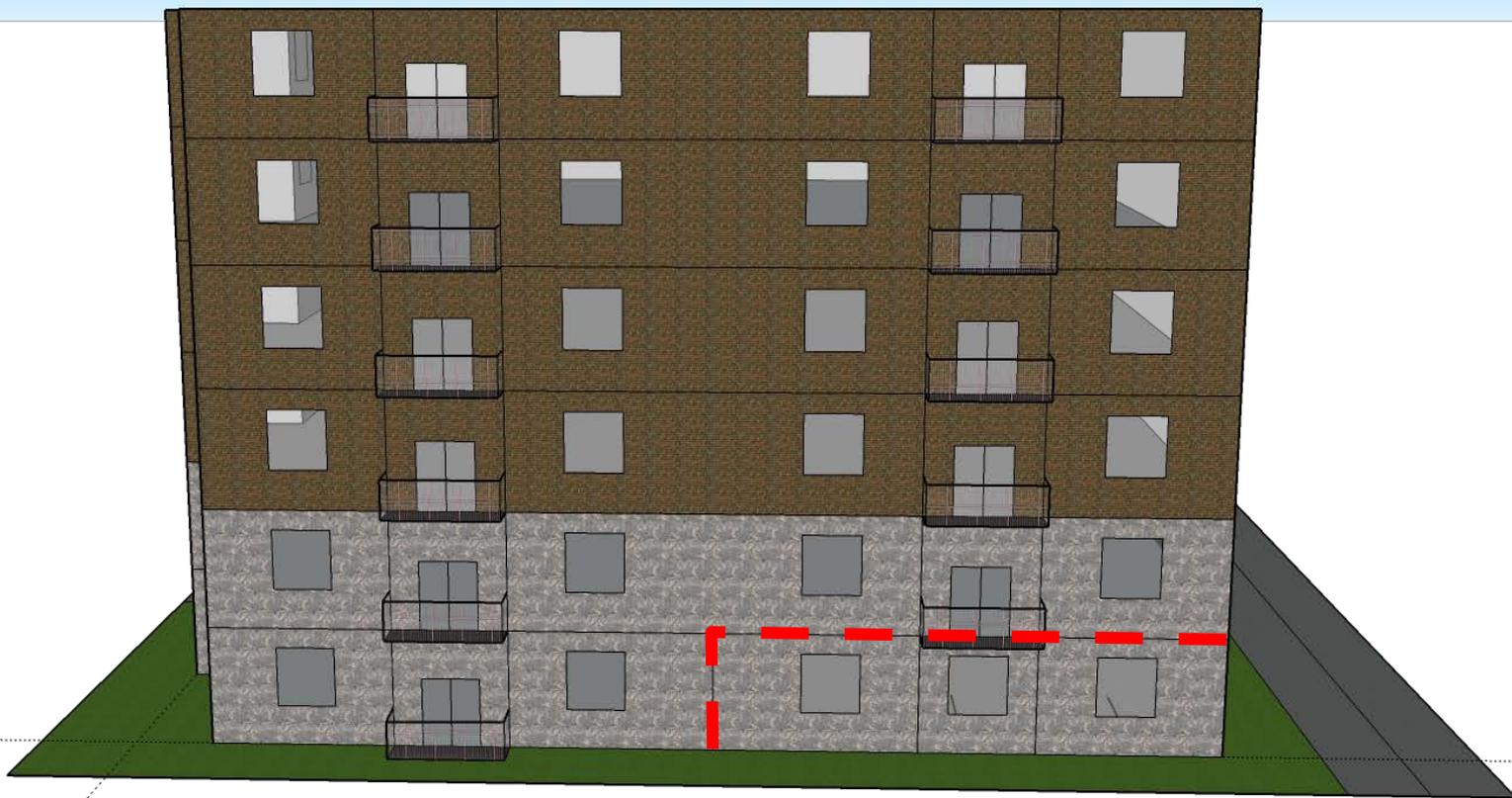
# MFUniv – Design Standards

- Parking Design
  - No car parking required
  - Bike parking ratio:  
1 space per 2 bedrooms
  - Alley access required when possible
  - Usable building space required at ground level along front











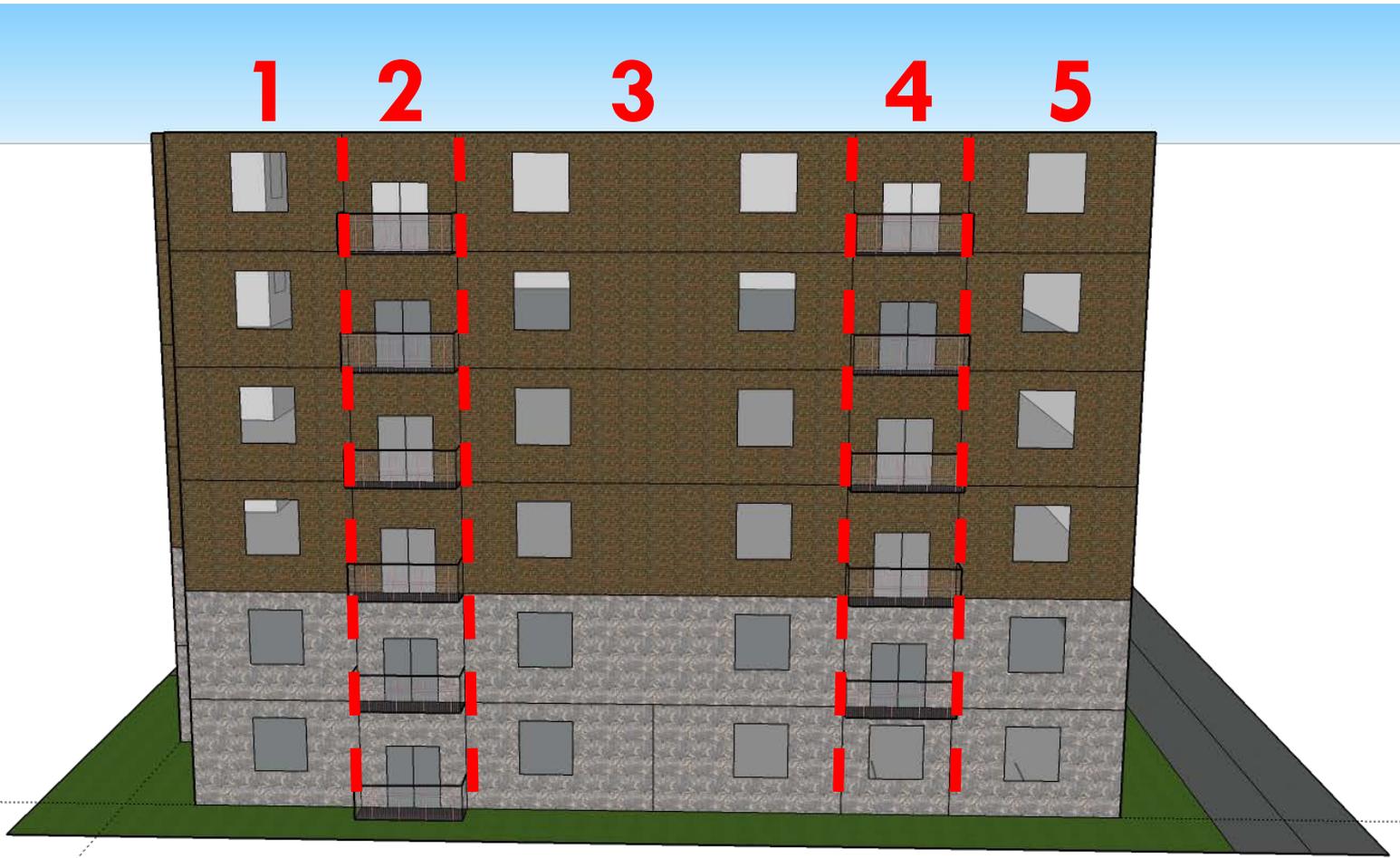
53 E. Chalmers

# MFUniv – Design Standards

- Articulation required along walls  $>75$  feet in length that face public streets









# MFUniv – Design Standards

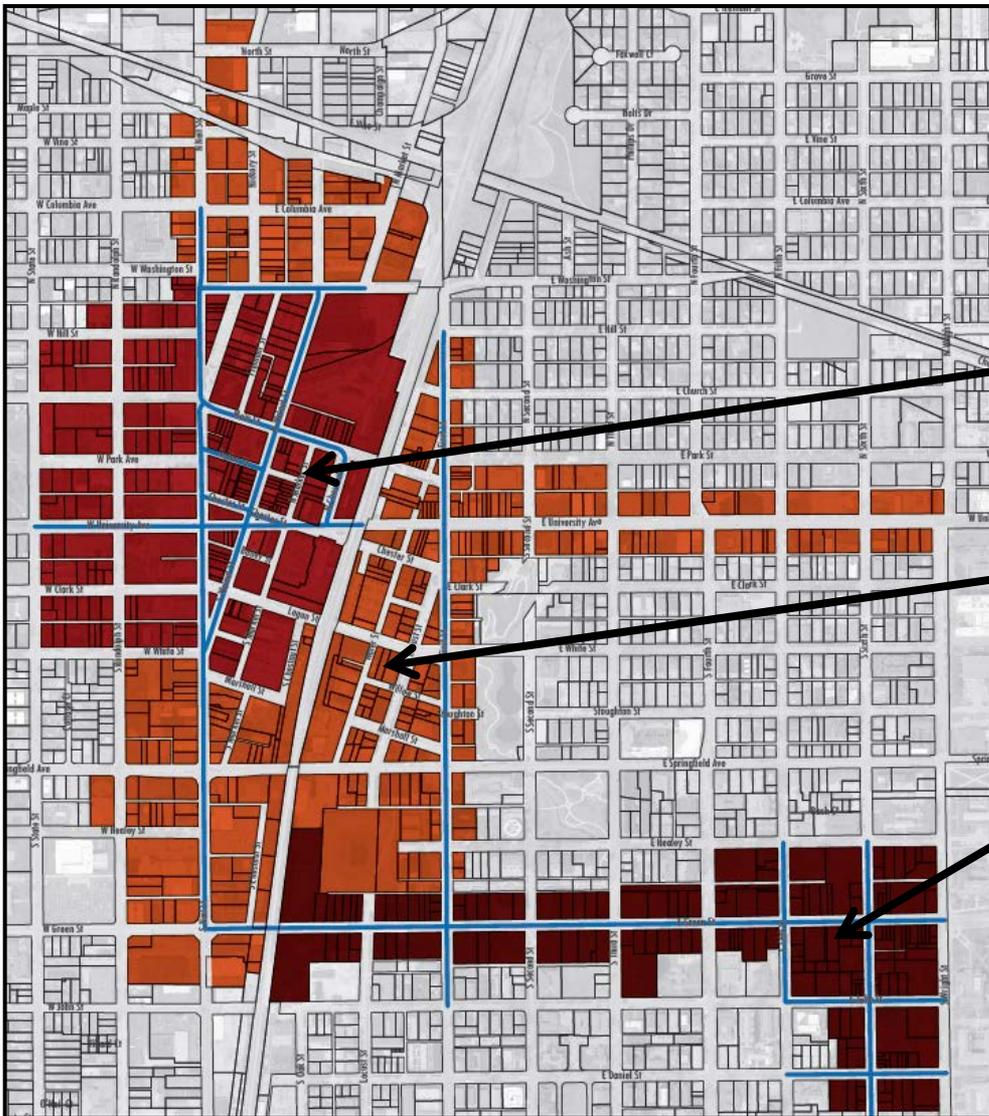
- Requirements for exterior materials
  - No material may constitute more than 70% of a frontage facing a public street
  - Multiple colors or styles allowed
  - Vinyl is capped at 70%



# MFUniv – Design Standards

- Transparency requirement
  - 35% of every floor frontage along public streets
- Primary entrance
  - Must face a public street
  - Must be covered by shelter 3'x5' or larger

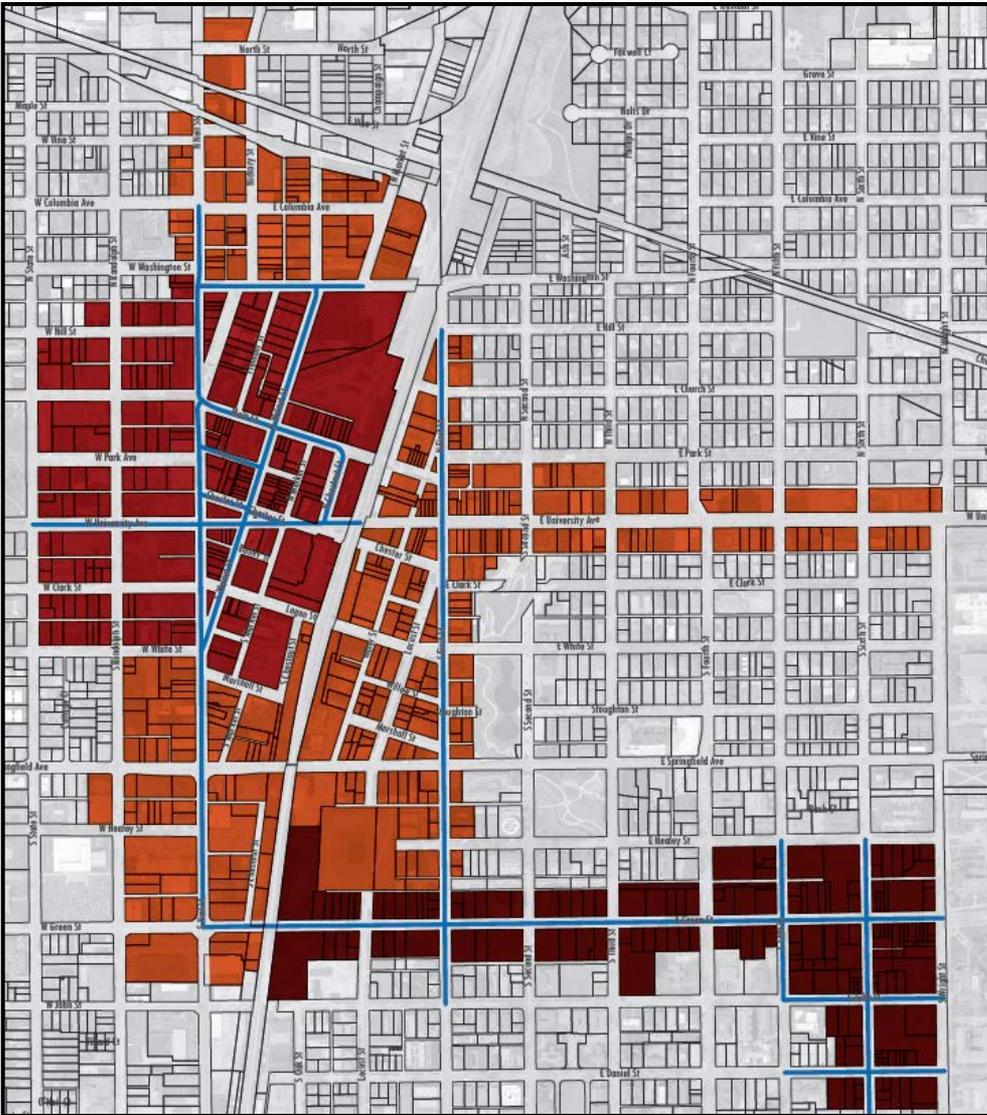




CB1

CB3

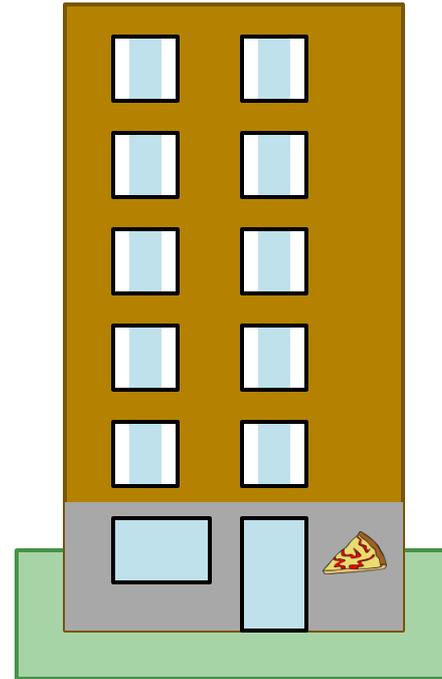
CB2



 = Primary Streets

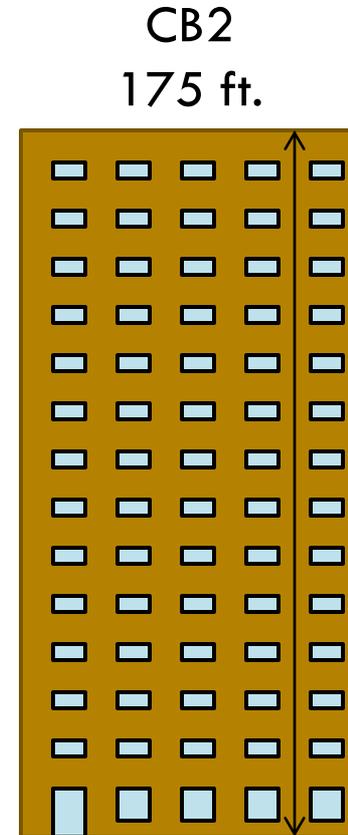
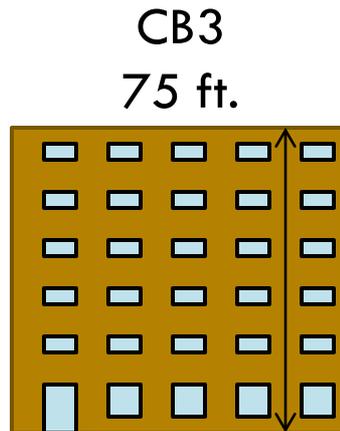
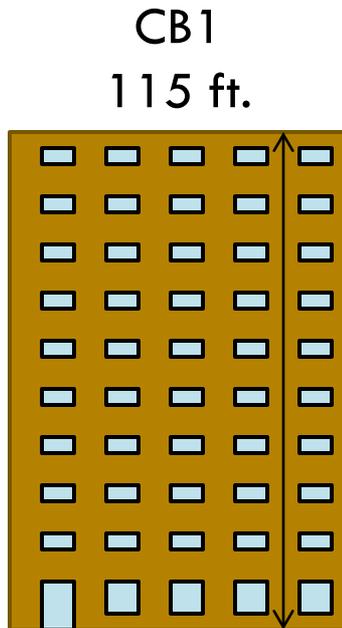
# CB1, CB2, CB3 – Land Use

- Mixed use: Nearly all non-industrial uses are allowed in these districts
- Ground floor dwelling units not allowed to face primary streets
- All drive through uses require Special Use Permit



# CB1, CB2, CB3 – Development Standards

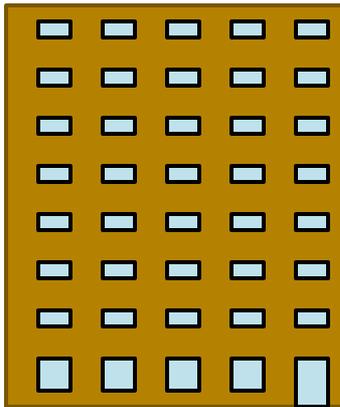
- Height limits instead of FAR



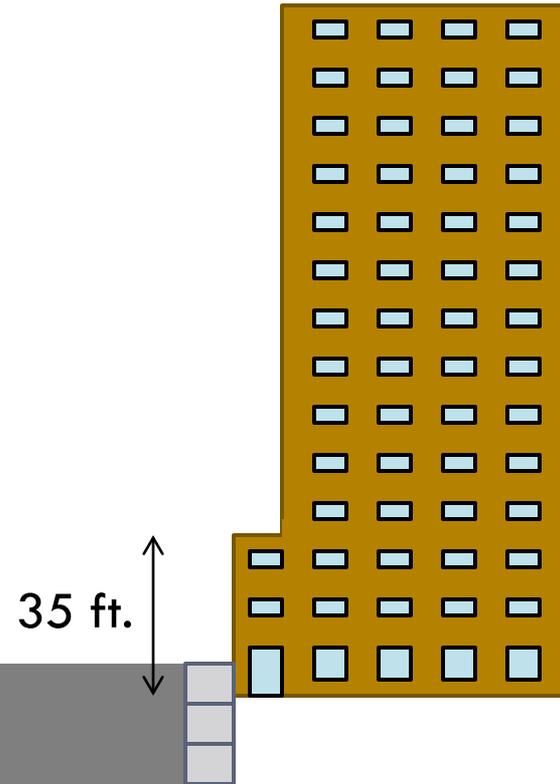
# CB1, CB2, CB3 – Development Standards

## □ Stepbacks for tall buildings

Under 85 ft.  
No stepback required



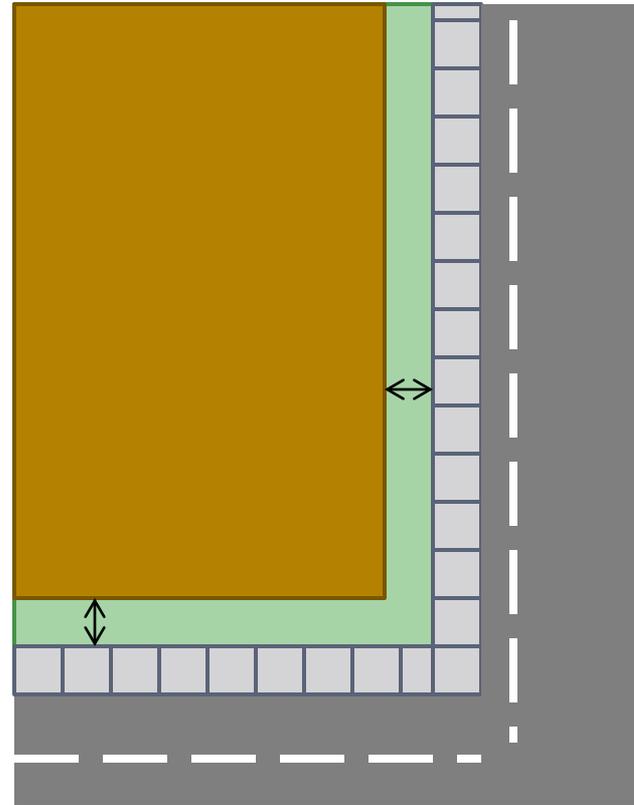
Over 85 ft.  
Stepback required (Min. 5')



# CB1, CB2, CB3 – Development Standards

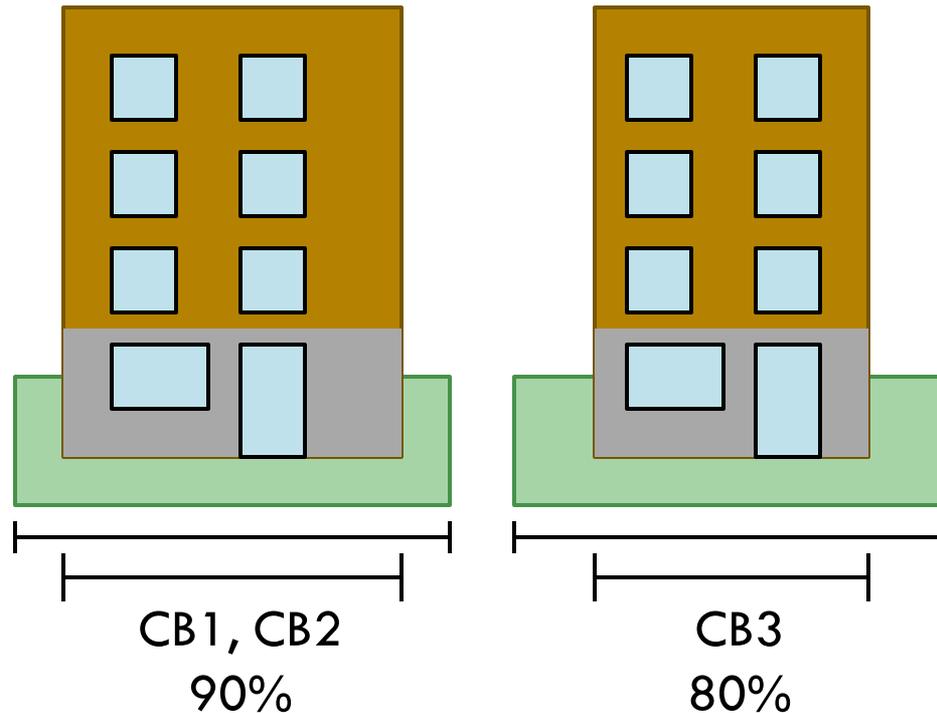
## □ Setbacks

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



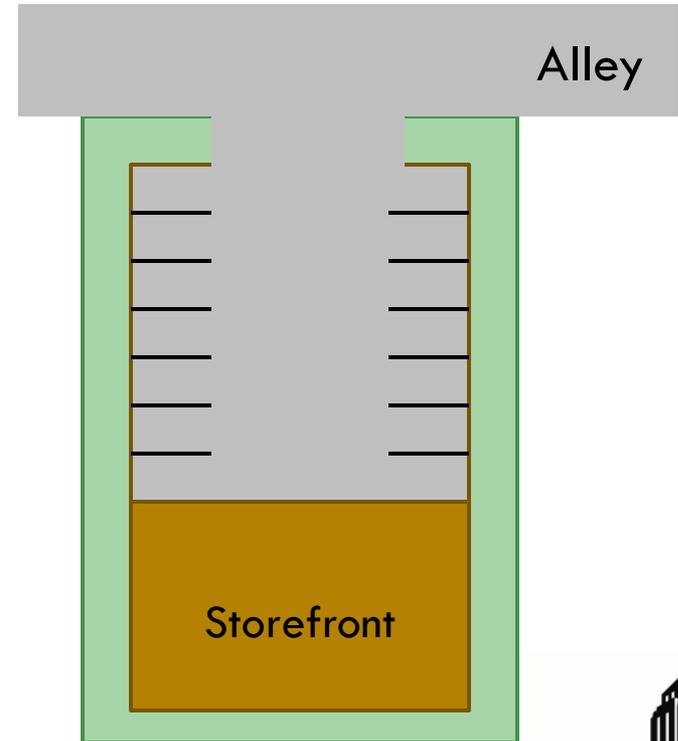
# CB1, CB2, CB3 – Development Standards

- Minimum frontage requirement (1<sup>st</sup> floor only)



# CB1, CB2, CB3 – Design Standards

- Parking Design
  - No car parking required
  - Bike parking ratio
    - CB1, CB3: 1 space/4 beds
    - CB2: 1 space/2 beds
  - Same design regulations as MFUniv ground floor parking



# Regulatory Burden

<b>Area of Regulation</b>	<b>Regulatory Burden</b>
<b>Building Bulk</b>	Slight decrease
<b>Frontage Requirement</b>	Slight increase in and around Downtown; neutral elsewhere
<b>Upper Level Stepback</b>	Slight increase in and around Downtown; neutral elsewhere
<b>Automobile Parking</b>	Significant decrease
<b>Bicycle Parking</b>	Neutral
<b>Design Requirements for Automobile Parking</b>	Slight to moderate increase
<b>Drive-Through Uses</b>	Significant increase
<b>Placement of Residential Uses</b>	Significant decrease
<b>Transparency Requirement</b>	Slight increase in CB1 and MFUniv; neutral elsewhere
<b>Primary Entrance</b>	Slight increase
<b>Exterior Materials</b>	Slight increase
<b>Articulation of &gt;75' Walls</b>	Slight to moderate increase

# Future Steps

- May 24: City Council Study Session
- Early June: Notification for proposed rezoning
  - ▣ Affected property owners + neighbors
- Mid June: Neighborhood meeting(s)
- 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

