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Text Amendment

Case: TC1000006 Commercial Infill
Ordinance Amendment: to establish a new commercial zoning district for the Urban and Compact Neighborhood Tiers

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Commercial Infill District

Project Origin

- Challenges were identified by the community
- Staff evaluation of small Urban Tier commercial areas
- Workshops May 2010 and October 2010

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Commercial Infill District

Article 5, Use Regulations

- Uses similar to other commercial districts
- Focus on unique character

Article 6, District Intensity Standards

- Established urban lot standards
- Clarify and organize formatting

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Commercial Infill District

Article 9, Landscaping and Buffering

- Urbanized buffer standards
- Created buffer alternatives
- Simplified Vehicle Use Area (parking lot)
Landscaping
- Established urban street tree and alternatives requirements

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Article 10, Off-Street Parking and Loading

- Modified the required CI parking
- Expansion of on-street parking for the Urban Tier

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Recommendation

- Staff recommends approval of the text amendment
- Planning Commission recommended approval, 11-0, on February 8, 2011