

Planning Commission: Ordinance Revisions Committee

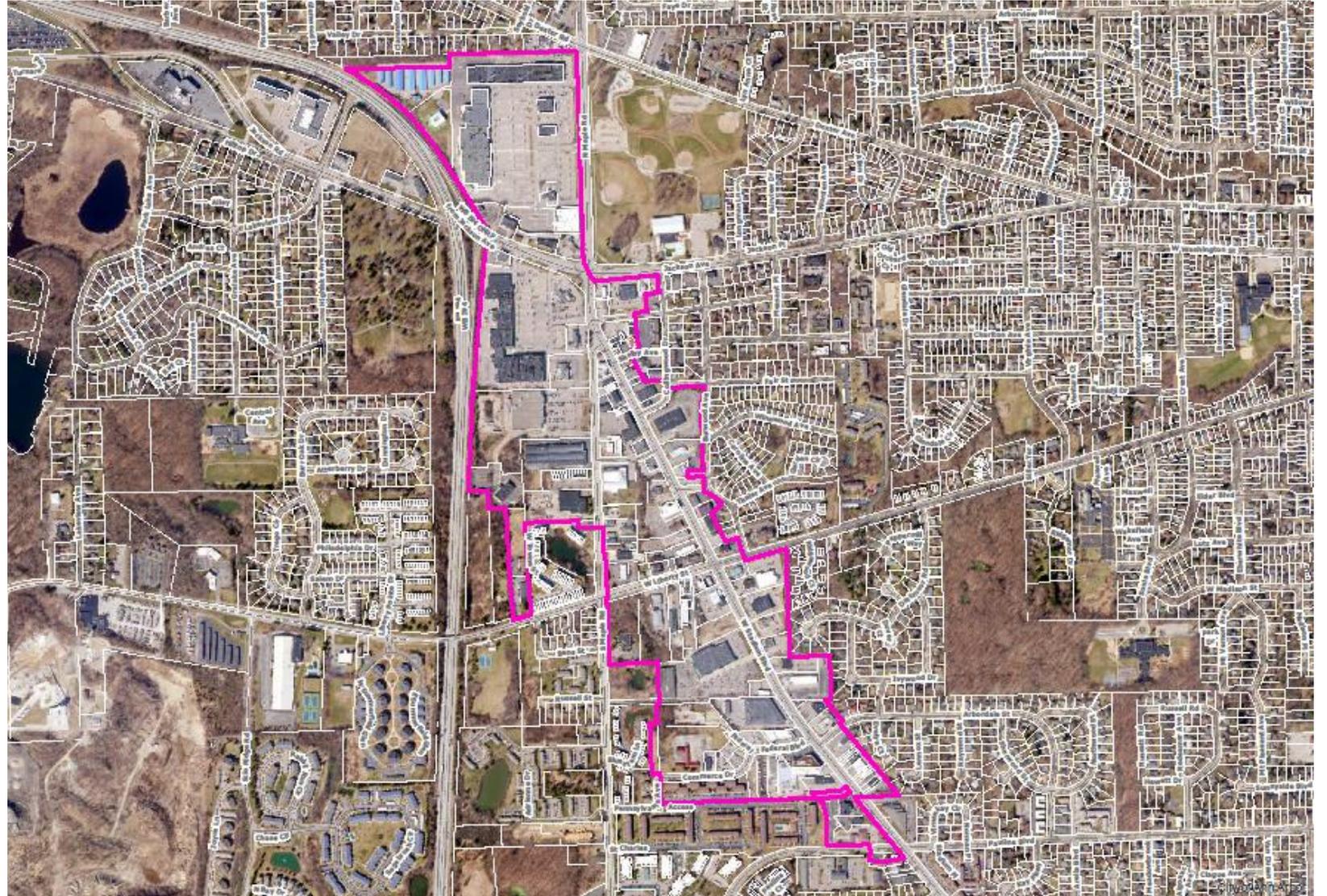
MARCH 22, 2022

City-initiated Rezoning West Stadium Boulevard commercial area

Review of State & Eisenhower area process:

1. Preparation Phase: Identify preliminary boundaries and gather basic data. Review with ORC, determine draft proposal.
2. Engagement Phase: Develop engagement plan and information sharing program. Engage and share.
3. Petition Phase:
 - a) Prepare petition to amend the Zoning Map.
 - b) Planning Commission public hearing, recommendation.
 - c) City Council readings, public hearing, action.

West Stadium Boulevard commercial area



West Stadium Boulevard commercial area

Current zoning districts:

C3 Fringe Commercial (red)

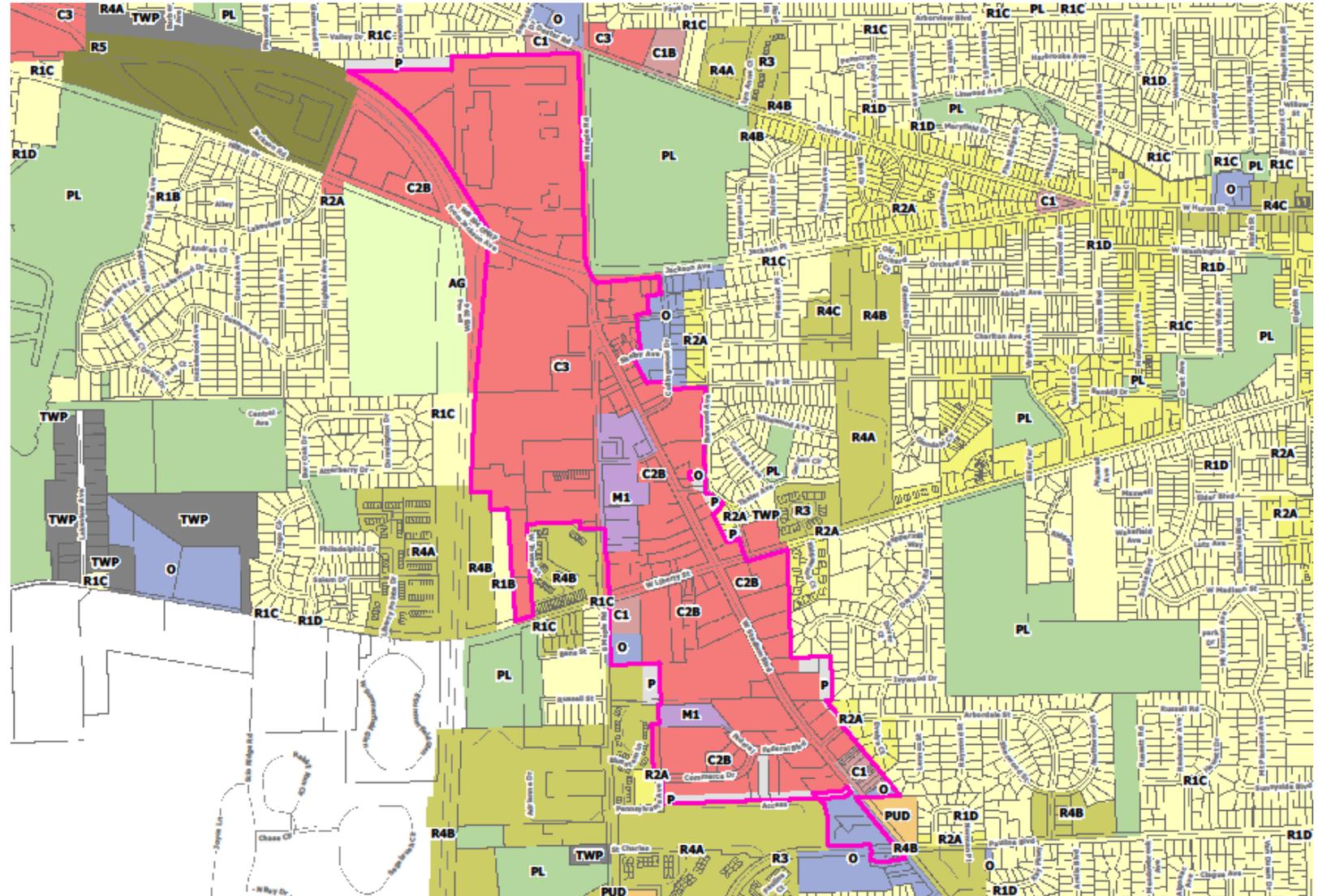
C2B Business Service (red)

C1 Local Commercial (pink)

O Office (purple)

M1 Limited Industrial (purple)

P Parking (grey)



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Process Improvements and New Considerations

- Engagement plan – about right or more robust? If more robust, exactly how?
- Petition materials – about right or more background in staff report?
- Rezoning area –
 - Significantly larger than State & Eisenhower
 - More diverse existing development
 - Small lots, many land owners
 - Different land use context, horizontally mixed uses – residential and commercial/retail, service employment
 - More natural boundaries – Dexter, Jackson, Maple, Liberty, Pauline
 - Less natural transition to adjacent neighborhoods