

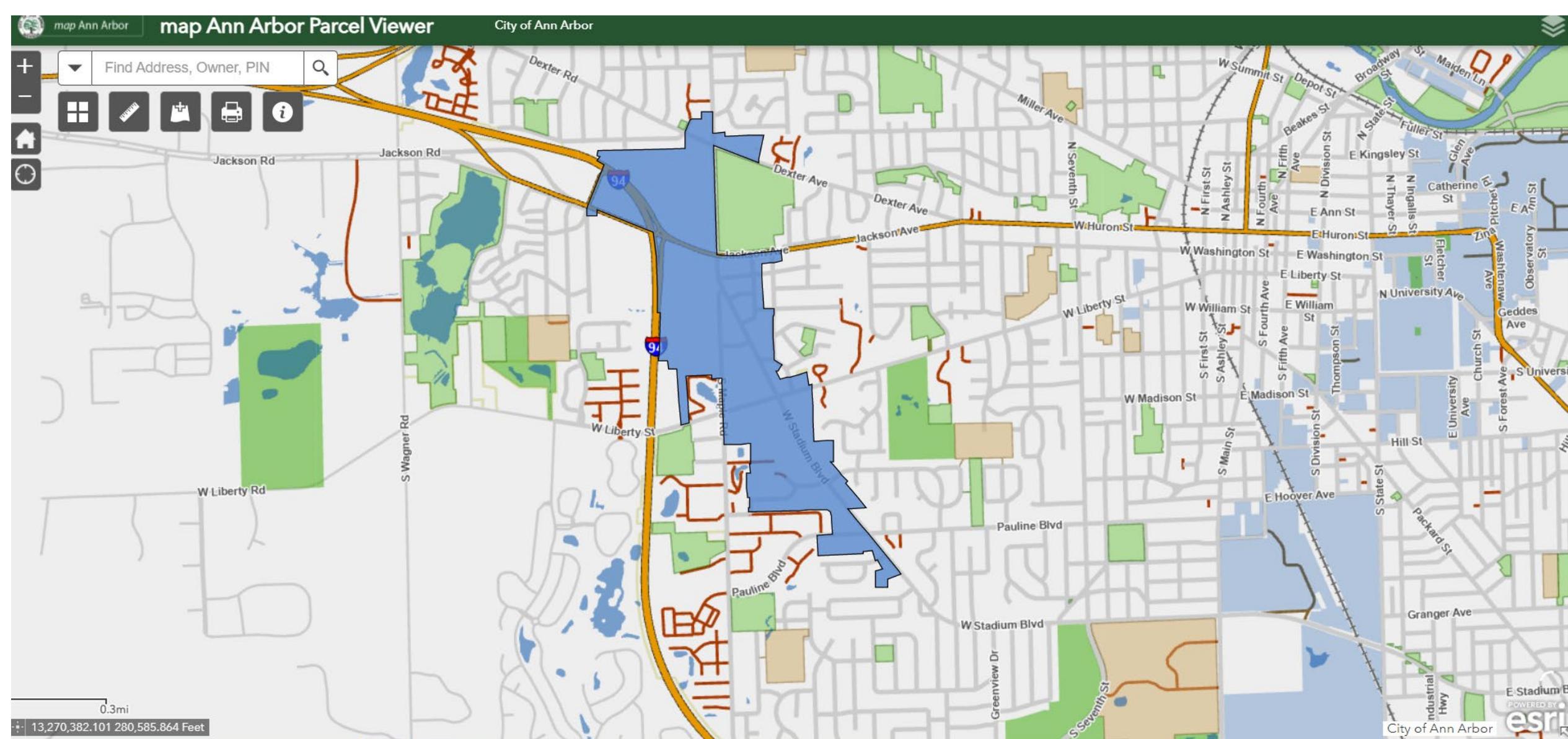
Planning Commission: Ordinance Revisions Committee

APRIL 26, 2022

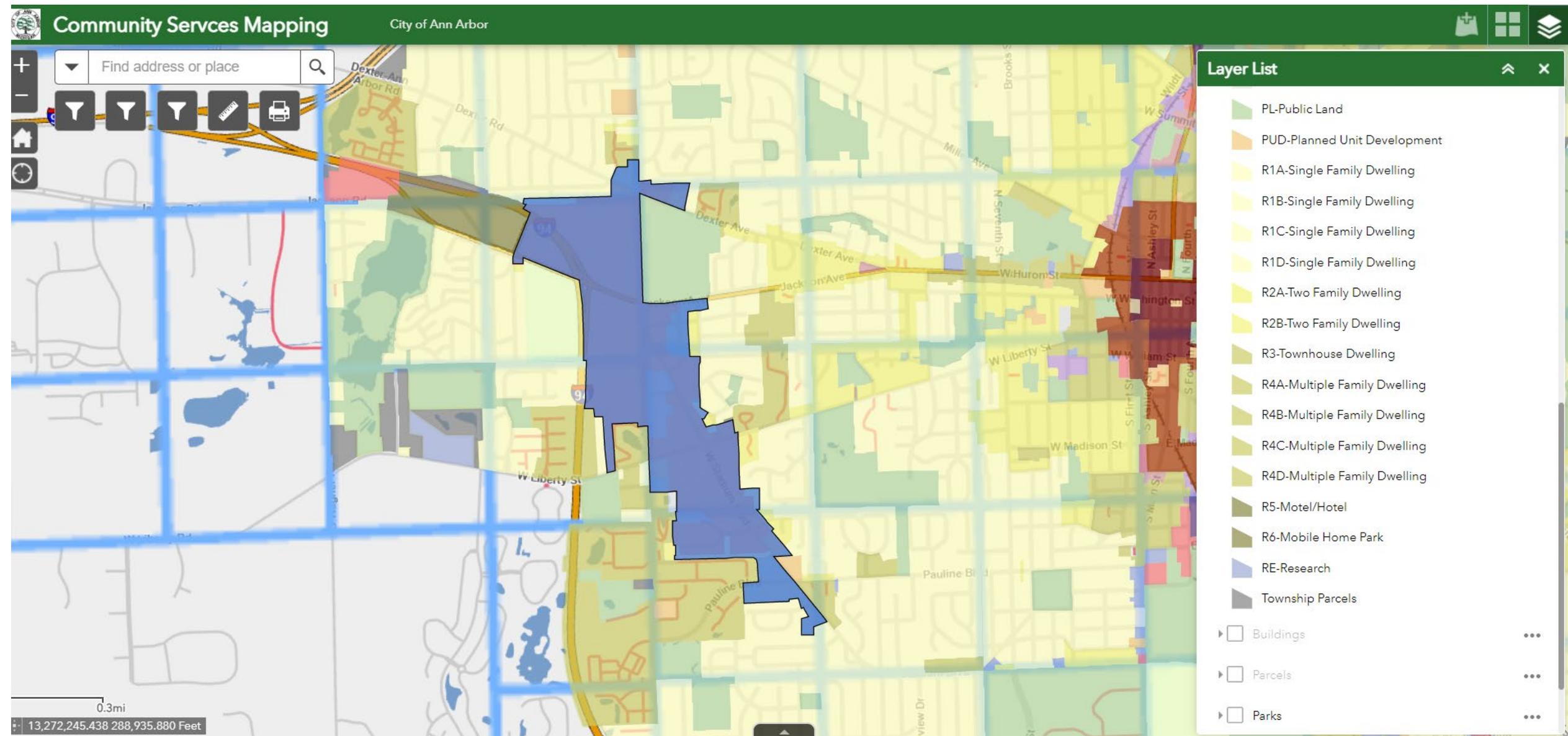
Review

Pre-pre-kick-off discussion at March 22, 2022 meeting

1. Decided to cast wide net for initial study area
2. More information was requested –
 - Bus routes and frequency
 - Comparison of maximum height limits
 - New use/no longer permitted use comparison
3. Ideas for engagement included --
 1. At least 2 in-person events
 2. Consider Westgate Branch Library space



West Stadium Commercial Corridor Study Area



West Stadium Commercial Corridor Study Area: Potential Zoning Map

Study Area Parcel Data

193 Parcels in study area – includes all parcels generally between Dexter Rd on the north and Pauline Boulevard on the south, fronting North Maple, South Maple, or West Stadium, zoned for mixed use or nonresidential use.

Total Area: 214 acres

Study Area Dimensions: 1 ½ miles long, ½ mile wide

Average Parcel Size: 1.1 acres (48,218 square feet)

Largest Parcel: 27 acres (95,938 square feet) (Maple Village Shopping Center)

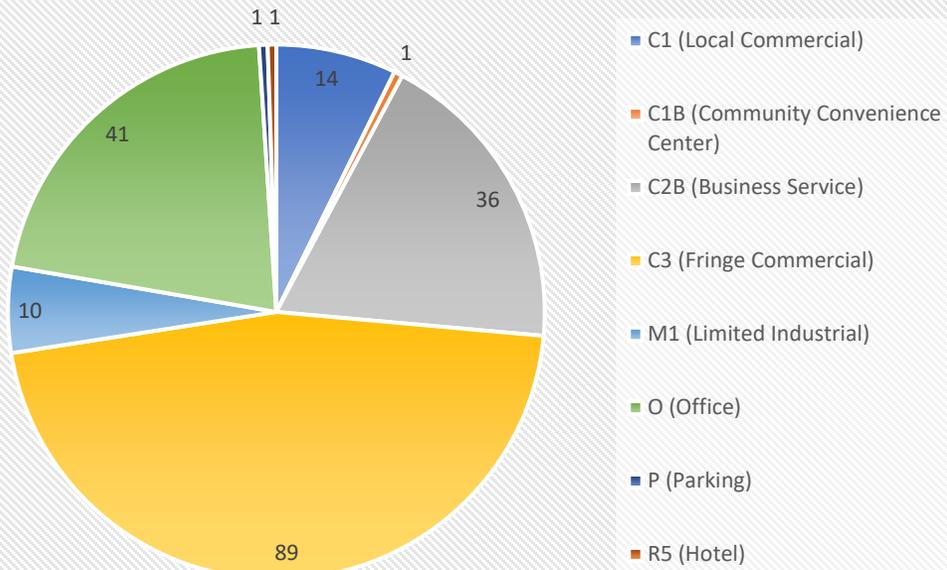
Smallest Parcel: 0.1 acres (2,455 square feet) (2265 W. Liberty)

NEW Study Area Parcel Data

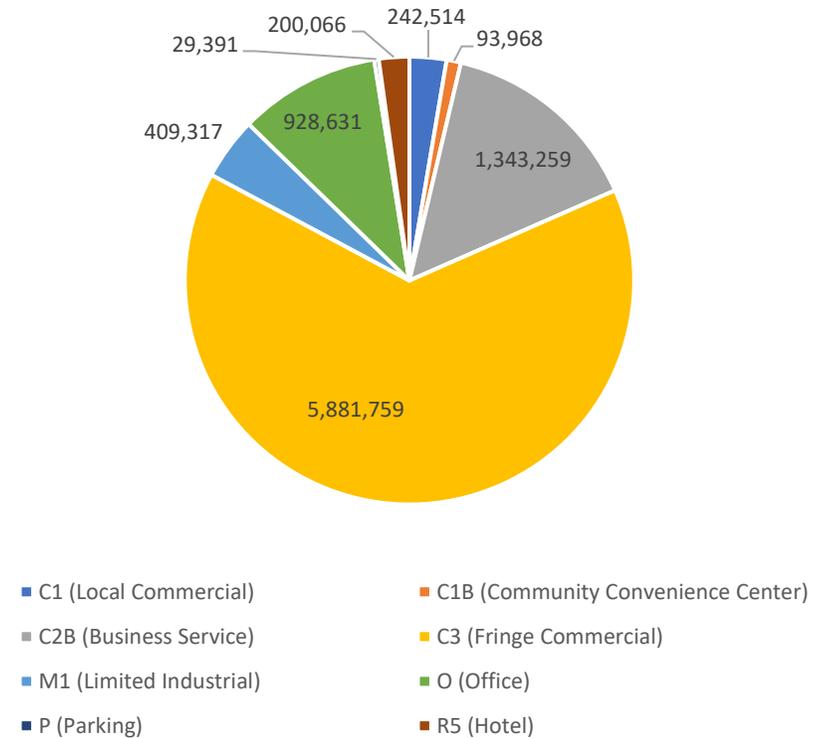
District	Parcel Count	Area
C1 (Local Commercial)	14	242,514 sq. ft. – 5.7 acres
C1B (Community Convenience Center)	1	93,968 sq. ft. – 2.4 acres
C2B (Business Service)	36	1,343,259 sq. ft. – 29.6 acres
C3 (Fringe Commercial)	89	5,881,759 sq. ft. – 144.9 acres
M1 (Limited Industrial)	10	409,317 sq. ft. – 9.4 acres
O (Office)	41	928,631 sq. ft. – 23.3 acres
P (Parking)	1	29,391 sq. ft. – 0.7 acre
R5 (Hotel)	1	200,066 sq. ft. – 4.5 acres

NEW Study Area Parcel Data

Parcel Count by District

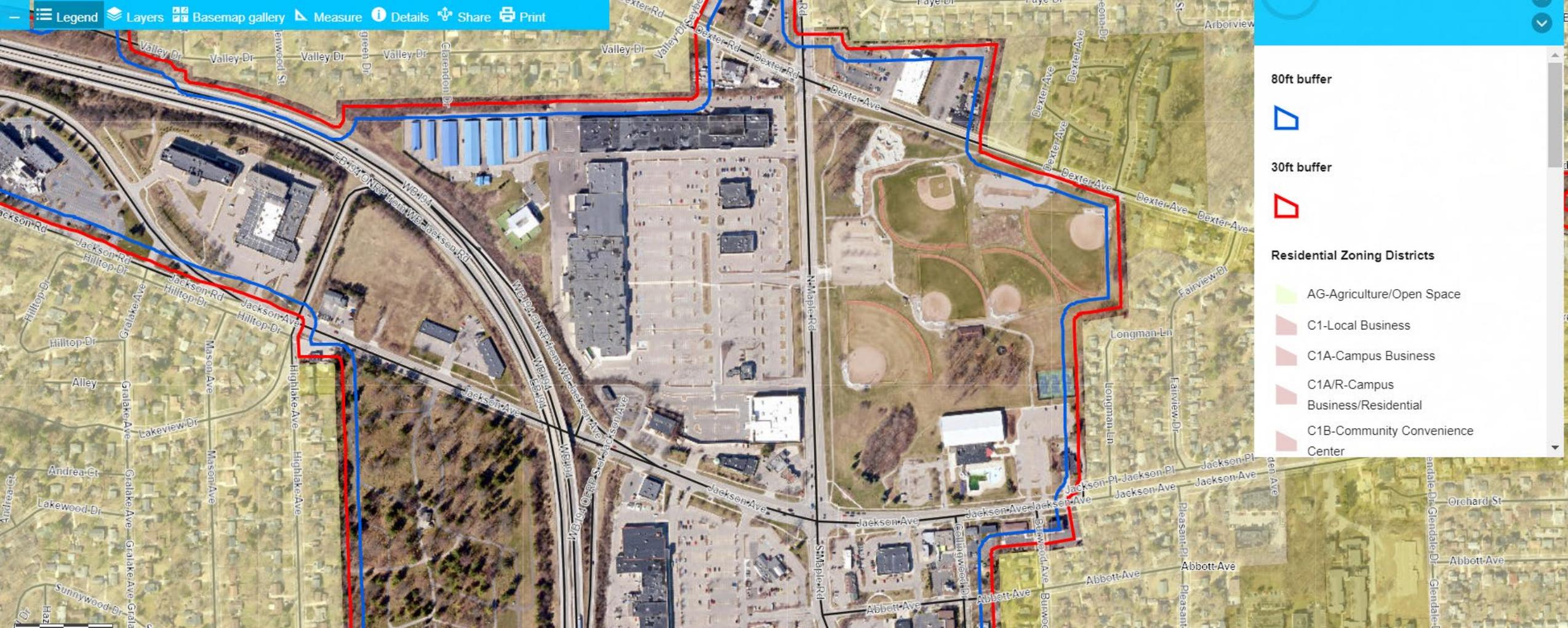


Area (Sq. Ft.) by District



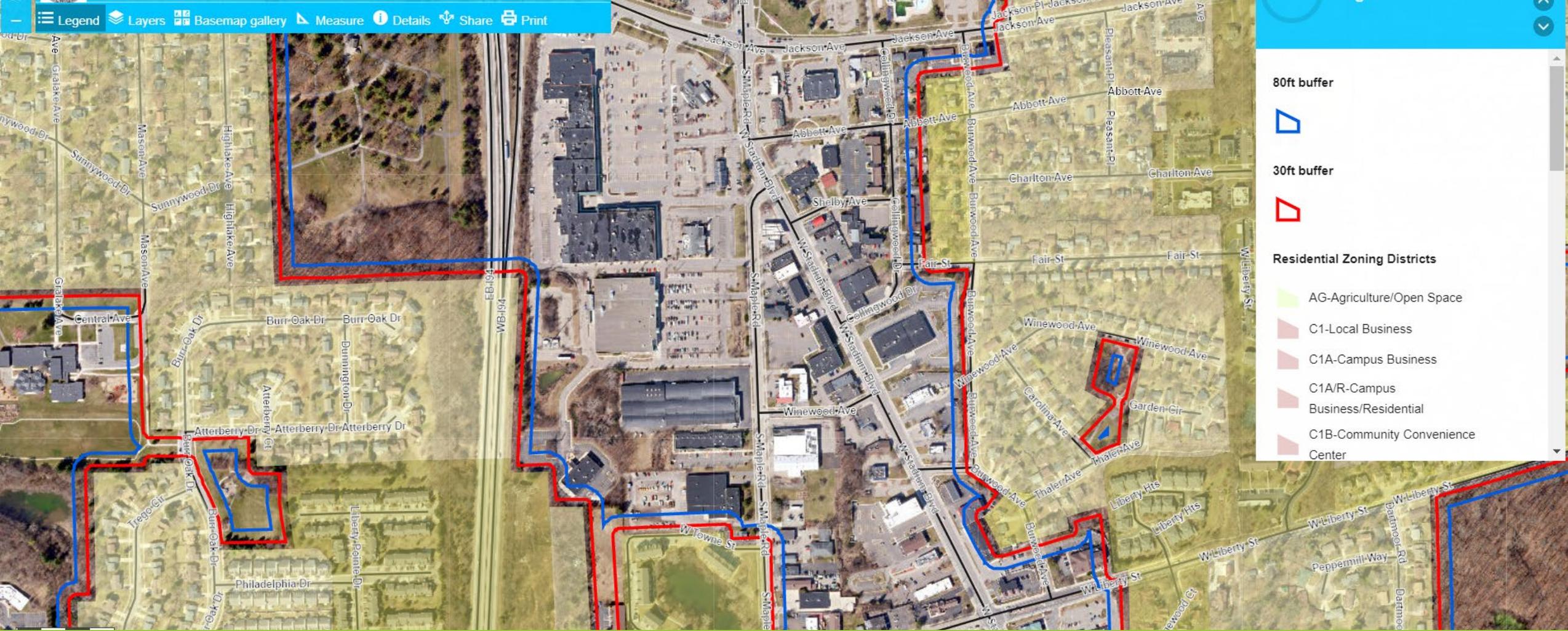
District Height and FAR Comparison

	Zoning District								
	O	C1	C2B	C3	M1	P	TC1 (80')	TC1 (300')	TC1 (1000')
Max. Height	55 ft/4 stories – none	35 ft/3 stories	55 ft/4 stories	55 ft/4 stories	35 ft	= to adjacent R district	55 ft	75 ft	120 ft
Max. FAR	75%	100%	200%	200%	75%	None	None	None	None
<i>Summary</i>	About same height limit, significant FAR increase	Almost double height limit, significant FAR increase	About same height limit, medium FAR increase	About same height limit, medium FAR increase	Almost double height limit, significant FAR increase	Essentially no changes in height or FAR			



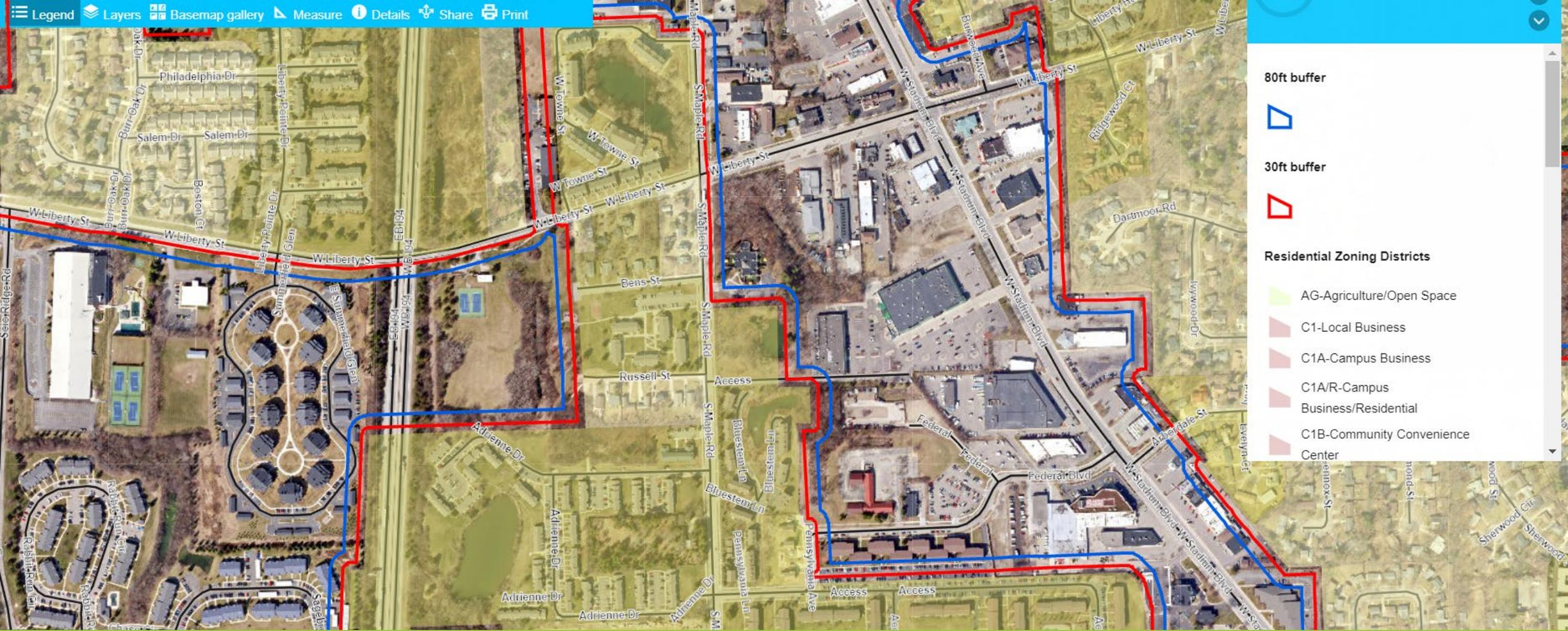
Study Area North End: TC1 height limits

Height limit 55 ft. outside of red line. Height limit 75 ft. between red and blue lines. Height limit 120 ft. inside blue line.



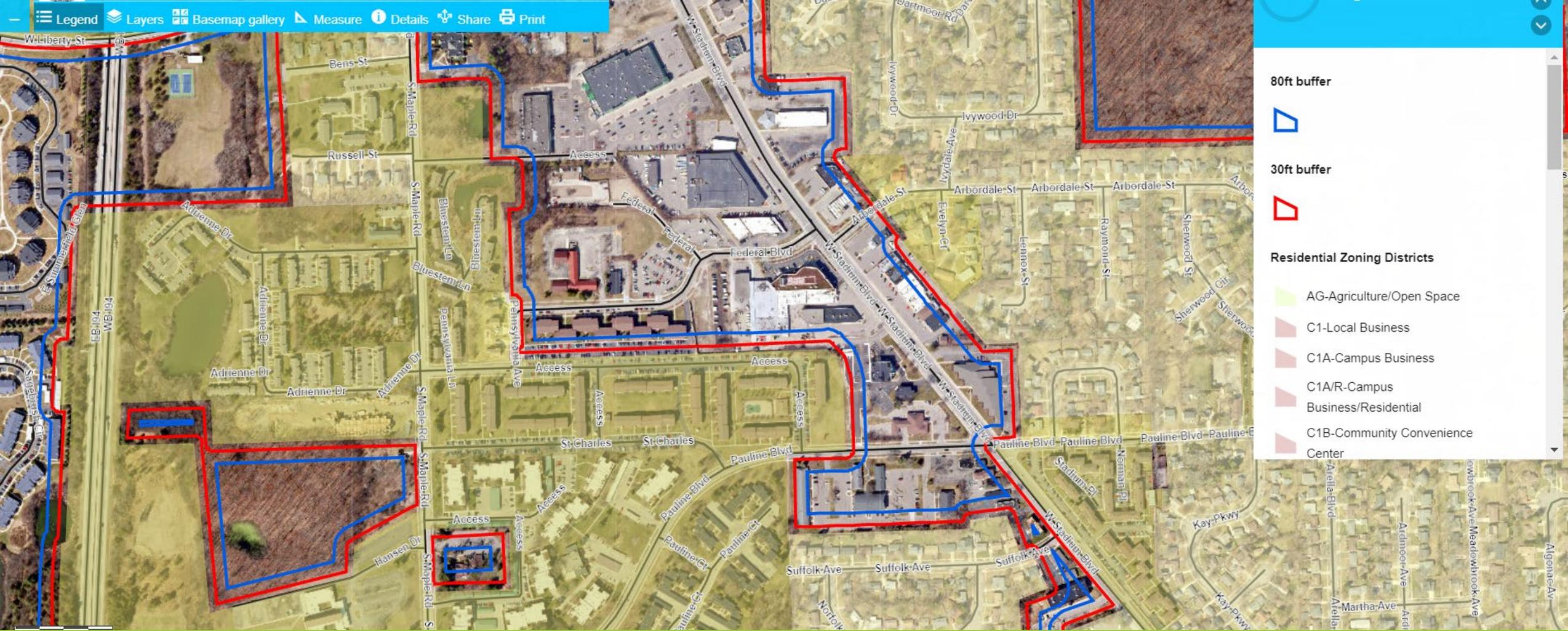
Study Area Mid-North: TC1 height limits

Height limit 55 ft. outside of red line. Height limit 75 ft. between red and blue lines. Height limit 120 ft. inside blue line.



Study Area Mid-South: TC1 height limits

Height limit 55 ft. outside of red line. Height limit 75 ft. between red and blue lines. Height limit 120 ft. inside blue line.



Study Area South End: TC1 height limits

Height limit 55 ft. outside of red line. Height limit 75 ft. between red and blue lines. Height limit 120 ft. inside blue line.

Permitted Use Comparison

Household Living Category

- All residential types permitted in O, C1, C2B and C3. No residential types permitted in M1 or P. Only multi-family residential permitted in TC1.

Group Living Category

- No differences among districts (except M1)

Public/Institutional Category

- Generally no differences, except:
 - Museum/art gallery prohibited in O or C1
 - Religious assembly, private schools an SEU in O, permitted in others
 - Hospitals an SEU in O and C1, prohibited in C2B or C3, permitted in TC1

Change Summary: Prohibiting single and two-family residential, allowing museums/art galleries and hospitals, less restrictions on religious assembly, private schools, hospitals.

Permitted Use Comparison

Commercial Category

- Few differences:
 - Bed and breakfast prohibited in O or C1, permitted in C2B, C3 and TC1
 - Short-term rental permitted in all but TC1
 - Fueling station prohibited in O, C1 and TC1, an SEU in C2B, permitted in C3
 - Vehicle sales not permitted in O or C1, permitted in C2B and C3, prohibited in TC1
 - Restaurant limited permission in O
 - Vehicle repair prohibited in O, C1 and TC1, permitted in C2B and C3
 - Contractor's yards prohibited in O, C1 and TC1, permitted in C2B and C3
 - Vehicle wash an SEU in C2B, permitted in C3, prohibited others
 - Animal kennels an SEU in O, C1, permitted in all others

Change Summary: Prohibiting short-term rentals, fueling stations, vehicle sales, vehicle repair, contractor's yards, vehicle wash; allowing bed and breakfast; less restrictions on animal kennels and restaurants.

Permitted Use Comparison

Office and Research Category

- Several differences:
 - Research and development prohibited in all but M1 and TC1

Industrial Category

- Almost all industrial uses prohibited in TC1

Change Summary: Prohibiting industrial uses; allowing research and development.

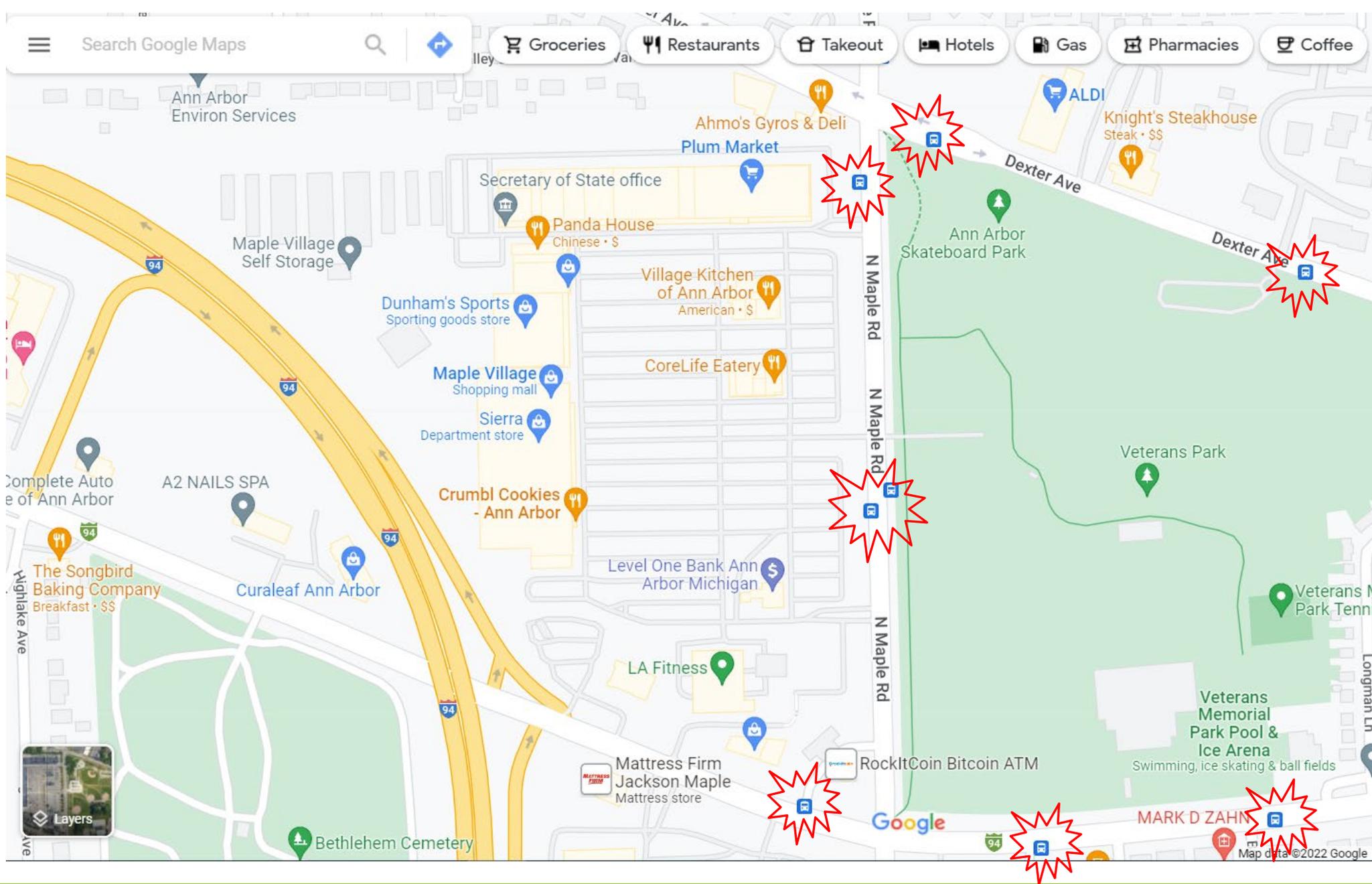


The Ride System-Wide Service Map

- Routes serving the length of the corridor:
 - 28 – Pauline every 30 minutes weekdays, hourly on weekends
 - 32 – Miller-Maple every 30 minutes weekdays, hourly on weekends
- Routes crossing corridor:
 - 26 – Scio Church hourly on weekday mornings, every 30 minutes on weekday afternoons, hourly on weekends
 - 29 – Liberty hourly on weekday mornings, every 30 minutes on weekday afternoons, hourly on weekends
 - 30 – Jackson Road every 30 minutes weekdays, hourly on weekends
 - 31 – Dexter every 30 minutes weekdays, hourly on weekends
 - 34 – Maple-Dexter every 30 minutes weekdays only (some skips)

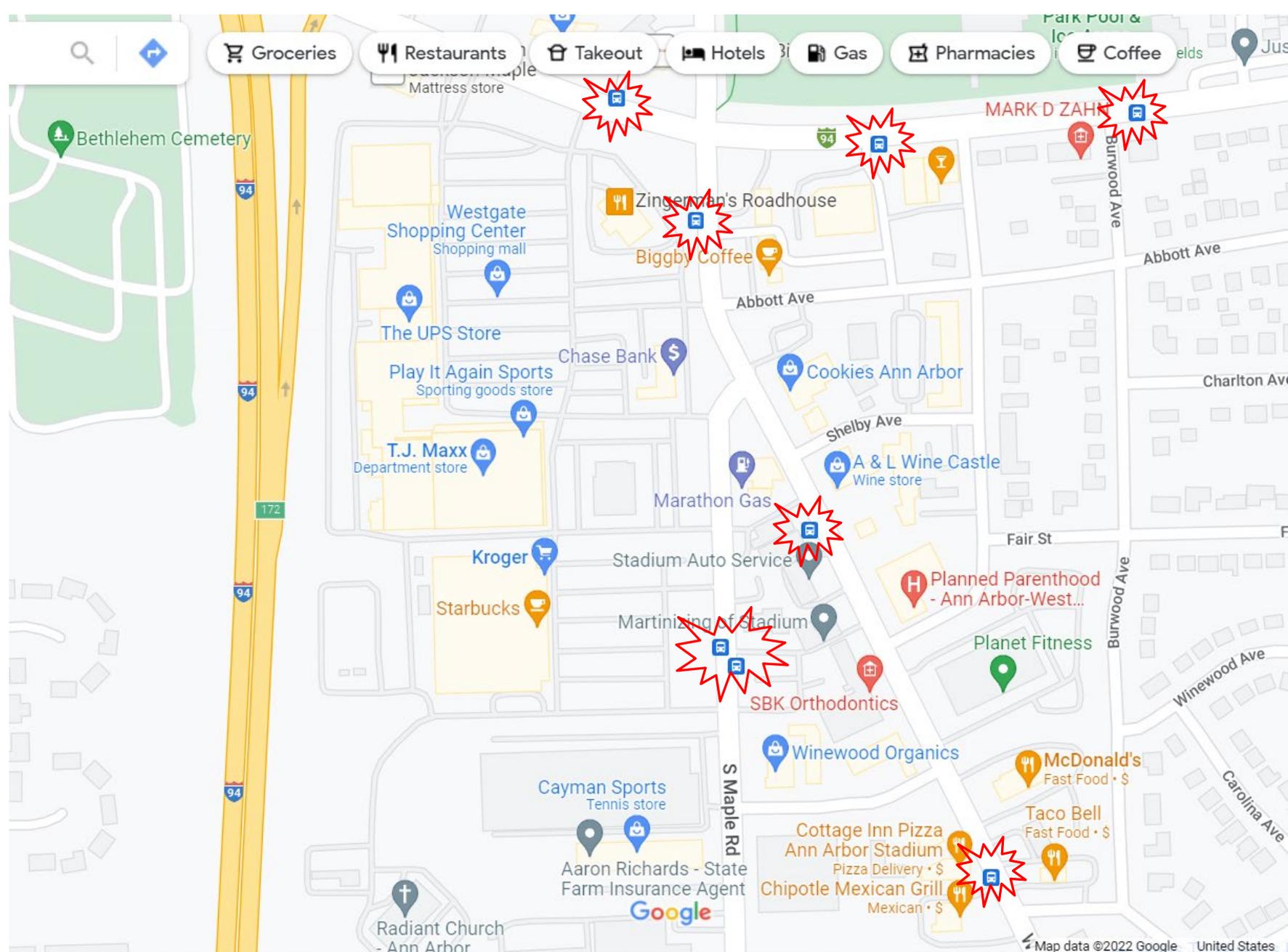
West Stadium Corridor Study Area

North End Transit Stops



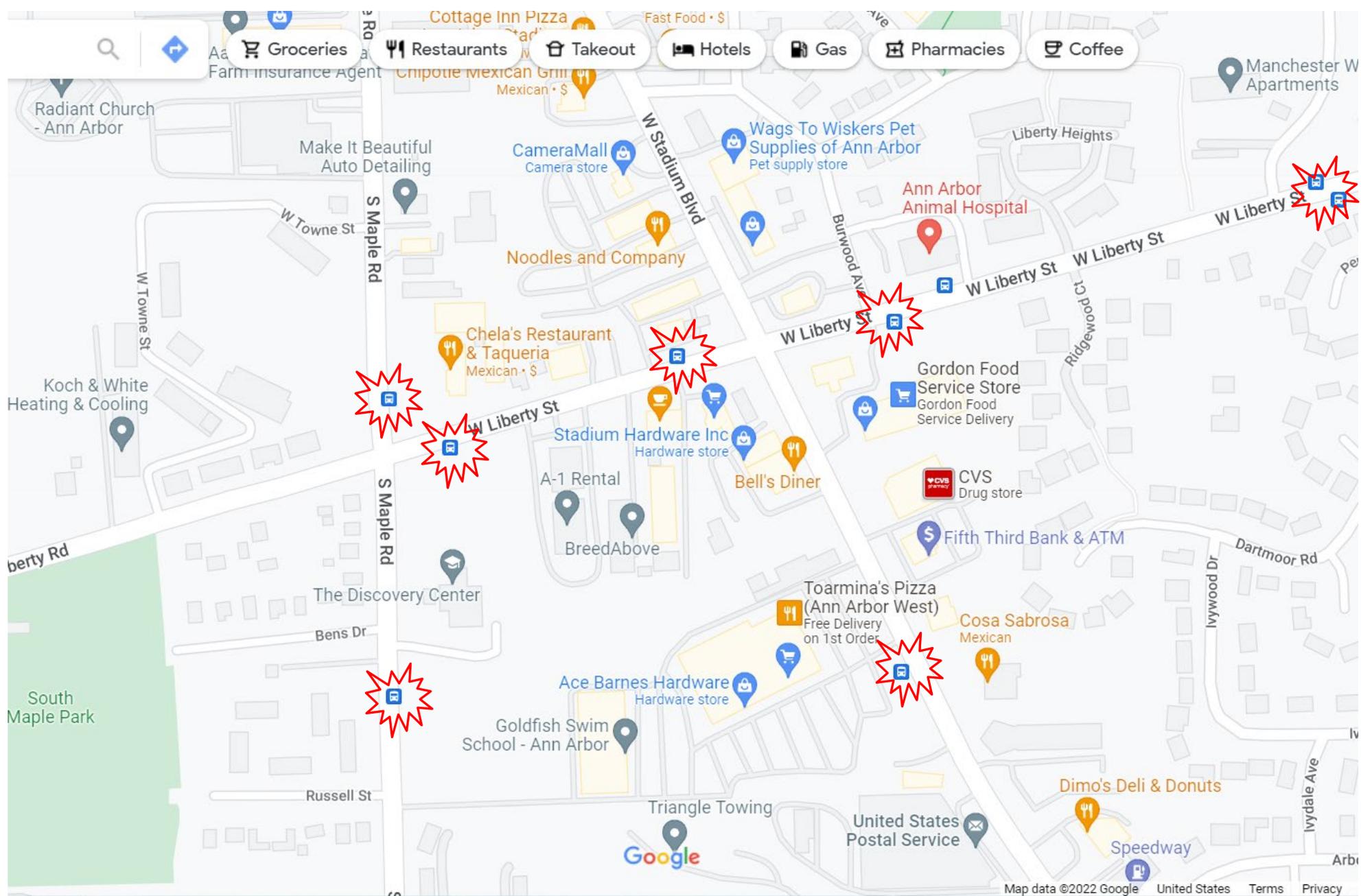
West Stadium Corridor Study Area

Mid-North Transit Stops



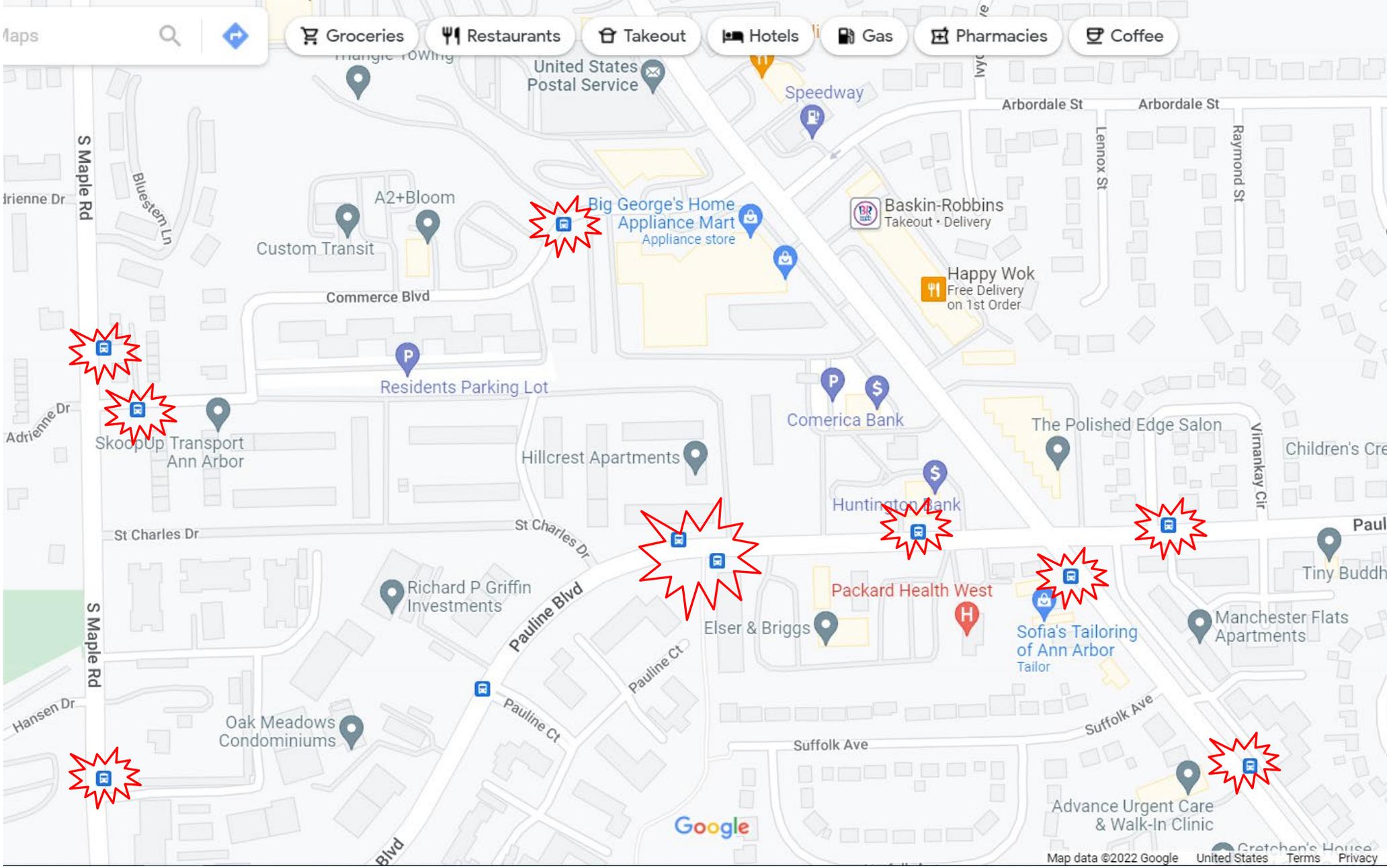
West Stadium Corridor Study Area

Mid-South Transit Stops



West Stadium
Corridor Study Area

South End
Transit Stops



June 2022

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
		1 Engagement Event?	2 Engagement Event?	3	4	5
6	7 Planning Commission Regular Meeting 7:00pm	8 Engagement Event?	9 Engagement Event?	10 Last Day of School	11	12
13	14 Planning Commission Working Session 7:00pm	15 Engagement Event?	16 Engagement Event?	17	18	19
20 Juneteenth Day observed at City Hall	21 Engagement Event?	22 Planning Commission Regular Meeting 7:00pm	23 Engagement Event?	24	25	26
27	28 Ordinance Revisions Committee Meeting 7:00pm	29	30			

ENGAGEMENT EVENTS

for West Stadium Corridor Rezoning

Wednesdays and Thursdays in first three weeks of June seem promising. Potentially Tues 6/21 or Thurs 6/23 as well.