

To: **Mayor and City Council**
Through: **Nate Burkett, City Manager**
From: **Melissa Sonnek, City Planner**
Date: **July 26, 2021**

Review of Recommendations for the Renaissance Plan Ordinance Amendments

BACKGROUND INFORMATION:

After some additional internal staff discussion and review of the differences between the Robert Street Renaissance Plan Update and the current zoning ordinance, the primary point of interest became more clear and apparent. While many things have already been accomplished or completed since the acceptance of the plan update back in June of 2017, there is one priority area that remains at least partially unsettled, reduction of underutilized parking lots along Robert Street.

PLANNING COMMISSION:

The Planning Commission met in regular session on July 20, 2021 to review the recommended changes. The Commission reached a consensus to move forward with Staff's three recommendations. However, they also requested the following items be addressed in the future,

- Demonstration of a comprehensive pedestrian flow throughout the site, and
- Addition of requiring a bike rack as a part of the site plan review.

STAFF RECOMMENDATION:

With the priorities and recommendations of the Robert Street Renaissance Plan Update in mind, City Staff has the following three recommendations:

1. Establishing consistent front yard building setbacks,
 - a. Change B4 setbacks from 20-90ft to 10-40ft to match all other B zoning districts
2. Limiting the amount of parking that can abut Robert Street,
 - a. No more than 50% of the Robert St lot frontage can be parking lot
3. Reduction of the required parking minimums.
 - a. Reduce parking minimums by 50% for properties that are within ¼ mile of Robert St

City staff is requesting City Council's review and approval of the above listed items to proceed with a formal ordinance amendment to formally incorporate these items into the City Code.