

To: **Planning Commission**
 From: **Melissa Sonnek, City Planner**
 Date: **June 15, 2021**

Robert Street Renaissance Plan Update and Zoning Code Review

REQUEST:

With the influx of recent redevelopment, several related discussions and plan reviews have prompted new discussions on the interpretation and utilization of the Robert Street Renaissance Plan Update accepted in 2017. Many of the plan components were implemented and formally codified into the zoning code, however some components were left as recommendations.

The plan update is still intended to be used as a guiding document between staff and interested development and redevelopment parties. However, City Council would like to see a review, discussion, and possible recommendations of how applicable remaining components of the plan should be incorporated into the zoning code.

The Renaissance Plan Update is about 50 pages of dense material. Therefore, City Staff is breaking down the material into smaller, manageable topics. Over the course of the next few Planning Commission meetings, City Staff will be bringing portions of the plan to the Commission for review, discussion, and possible recommendations to Council.

Below is the first topic: Pedestrian Oriented, including a list of design concept recommendations from the plan update (left column) and their comparison to the current zoning code (right column).

ROBERT STREET RENAISSANCE PLAN UPDATE vs ZONING CODE

Area of Focus - Pedestrian Oriented	
Robert Street Renaissance Plan Update	Current Zoning Code
Require parking lot exposure to sidewalks be no more than 180ft. on Robert and no more than 60ft. on other adjacent streets	No minimums or maximums around parking lot street frontage
High quality screening/buffering along the edges of parking lots	If parking is located up to the front, side, or rear property line, there must be a wall, fence, or wall that physically limits vehicles from extending over the property line
Requires plazas or similar spaces at the ends of parking lots and in front of buildings	No requirements for public plaza space

Requires sidewalk to be a minimum of 10ft wide	Sidewalks are not required, when constructed sidewalks are 5-6ft wide and trails are 8-10ft wide. Dependent on room available and amount of road traffic as well as if the road is owned by the City or the County. Also reviewed per the Complete Streets policy.
Require a certain amount of front property line to have storefront that activates the sidewalk	No requirements around storefronts in relation to sidewalks

STAFF RECOMMENDATION:

Staff is requesting the Commission review the above listed comparisons between the plan update and the zoning code and identify one or two key concepts and/or recommendations that should be incorporated into the zoning code.

ATTACHMENTS:

- Cunningham Group Memo – 01/17/2017
- Robert Street Renaissance Plan Update – Accepted 06/26/2017