

To: **City Council**
Through: **Ryan Schroeder, City Manager**
From: **Ben Boike, Assistant Comm. Dev. Dir.**
Date: **July 22, 2019**

B2 Overlay District Discussion

REQUEST:

In October of 2017, the City Council accepted the Smith/Dodd Small Area Plan (see attached). The Plan provides recommendations specifically for the Smith/Dodd neighborhood for future land use, development guidelines, the realignment of the Dodd/Smith intersection, bike/pedestrian improvements, park improvements (Albert and Dodd), etc.

One of the specific recommendations of the plan was to explore the creation of a B2 overlay district to allow for flexibility beyond the existing B2 district requirements (commercial district in the Smith/Dodd neighborhood) while requiring a pedestrian scale (development catered to the pedestrian vs. automobile) and re-establishing the automobile use focused to the rear of the buildings. In doing so, future redevelopment within the overlay zone will be required to abide by the regulations outlined in the overlay district.

Per language in the attached article titled *Making Use of Overlay Zones*, overlay districts are a tool that allows cities to ability to place a set of regulations that is applied to property within the overlay zone *in addition to* the requirements of the undelaying base zone. In other words, the city can define a zone within an existing zoning district (B2 Neighborhood District in this case) and place additional requirements beyond the underlying B2 district requirements. The overlay district requirements can be more flexible or more restrictive than the underlying zoning district requirements, in attempt to guide a different development standard in the overlay district.

The Planning Commission held three separate work sessions to discuss/develop the draft overlay district/ordinance (see attached ordinance and map). The draft overlay district accomplishes the following:

- Prohibits certain uses currently allowed in the B2 District from locating in the district;
- Establishes a front building setback build-to-line of 10 feet. The front 10 feet can be utilized for expanded sidewalk, outdoor seating, and/or landscaping;
- Minimizes parking lot frontage along the street;
- Allows “shingle signs” on the front of buildings (see attached info);
- Requires additional building façade requirements; and
- Allows for flexibility with off-street parking requirements.

Staff will review the proposed overlay district at the meeting and answer any questions the Council may have.

On a side note, the Smith/Dodd Plan discusses using the city owned parcel at 1010 Dodd to accommodate the realignment of the Smith/Dodd intersection. In addition, due to the small size of the parcel, it is not likely to redevelop without the inclusion of adjacent parcels. As such, the plan does not recommend development of the property at this time.

RECOMMENDATION:

Review draft ordinance and provide direction to Staff on whether or not to proceed with a formal zoning code amendment.

ATTACHMENTS:

- Draft Ordinance
- Proposed District Map
- Smith/Dodd Small Area Plan
- Overlay District Article
- Shingle Sign Information