Welcome, to the West Edge Zoning Work Session!

Meeting Purpose
The following boards seek input on a variety of considerations that have been drafted into zoning regulations. The rezoning of the area is an implementation step of both the 2014 and 2016 West Edge Plans. Attendees will be able to share their thoughts on the draft zoning regulations and understand future steps towards zoning implementation in the West Edge.
Plan Recommendations

3.0 Shape, Regulatory and Financial Incentives, page 42: “Additionally, planning and zoning regulations need to recognize the urban fabric and character of the West Edge Neighborhood, and apply more urban-oriented design standards, similar to Downtown or other near Downtown Neighborhoods, versus suburban standards.”

4.0 Build, 4.7 Urban Design Strategies, 4.7.1 District Plan, page 58: “Much of the area associated with the West Edge is currently zoned Light Industrial. While uses of this nature are part of what makes the West Edge unique, additional uses not typically compatible (or allowed by right) in the LI district are expected to increase. A planning effort to explore the integration of these uses along with a flexible, regulatory framework will be key to enabling investment in the West Edge.”
West Edge Area Wide Plan:

- *Proposed Sub-Districts in the West Edge, page 23:* “The current zone districts do not provide the opportunity for properties to redevelop in a manner that would support the vision for the West Edge District. Additionally, existing residential properties are currently non-conforming in the Light Industrial Zone District. There is also consideration that the existing light industrial uses that are present in the area are part of what makes the neighborhood unique. In order to balance the needs for allowing the existing uses to be continued while also enabling opportunities for streamlined redevelopment, the planning team has suggested the use of an Overlay District.”

- *Design Guidelines, page 37:* “The guidelines are not strict codes that developers must follow, but are suggestions that will promote the seamless integration of new development and redevelopment projects in the West Edge and will strengthen the overall district identity.”
Key Comments from Public Outreach on Zoning Considerations

In order for businesses to find success, this area needs to be inviting, user-friendly, and aesthetically pleasing. I think the streetscapes are of critical importance in appealing customers and potential residents.

Design Regulations/Building Materials will be important given the fact that the existing buildings are not going to comply with current building regulations.

It would be nice to have the entire area rezoned consistent with the plan - we had a great experience going through the rezoning process and the City was incredibly helpful but it is a 3-4 month process if everything goes perfectly.

Restaurants, boutiques, yoga studios, local businesses, etc. are all critical components in the validity of a mixed-use neighborhood. The more options an area provides, the more likely a resident is to utilize the space and frequent the area. When thinking of some successful neighborhoods in other cities, they all seem to have a multitude of options for shopping, eating, recreating, and working. Welcoming and encouraging businesses is a major component in the success of this neighborhood.

Encourage mixed use. I'd love to see more 1st floor commercial / 2nd floor residential. Among residential, aim for part rental / part owner occupied.

It is crucial to allow for the mix of uses envisioned by the plans.
Regulation Focus Area 1 - Applicability

Urban Use Overlay

- The UU overlay district is applicable to various lands adjacent to the Central Business District.
- A base zone district of CBD, MUB, or MUR must be in place in order for the UU overlay to apply.
Regulation Focus Area 2 - Urban Design

West Edge Design Guidelines

- Properties included in the UU overlay district that fall within the West Edge district, generally located between 24th Street and the Union Pacific Railroad from north to south and Carey Avenue to Missile Drive from east to west, should incorporate design guidelines from Chapter 5 of the 2016 West Edge Area Wide Plan into any development that requires a Site Plan Review per UDC 2.2.3.b.

- Adaptive reuse is encouraged in the Urban Use Overlay District. Development that integrates an existing structure designated as a Significant Building in the 2016 West Edge Area Wide Plan shall receive an exemption from the standards of UDC 6.7. Buildings that receive this exemption should incorporate design guidelines from Chapter 5 of the 2016 West Edge Area Wide Plan.

- Must meet design guidelines of UDC 6.7

Setback Standards

The following lot and building standards shall apply and replace the lot standards for the underlying district for all uses except Detached Dwelling, Semi-attached Dwelling, and Attached Dwelling; however front setbacks for Detached Dwelling, Semi-attached Dwelling, and Attached Dwelling units shall be reduced to a 5’ minimum regardless of lot type.

<table>
<thead>
<tr>
<th>TYPE UU: Urban Use Overlay District Lot and Building Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Area</td>
</tr>
<tr>
<td>Lot Frontage</td>
</tr>
<tr>
<td>Setbacks (Minimum)</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>Building Height</td>
</tr>
<tr>
<td>Maximum Coverage</td>
</tr>
</tbody>
</table>
Regulation Focus Area 2 - Urban Design

Significant Buildings List
Regulation Focus Area 2 - Urban Design

Pedestrian Zone

- Street Furnishings and Projections into ROW. May be placed in the ROW so long as the furnishing does not interfere with the 5’ required ADA pedestrian path. All street furnishings and projections into the ROW shall be shown and approved by the Site Plan process per UDC 2.2.3.b..
- Street Furnishings shall include benches, tables, chairs, decorative patio fencing, hosting stands, or other items permitted by the Director.
- Other projections into the ROW may include awnings, patios, or other projections permitted by the Director.
Regulation Focus Area 3 - Parking

Parking Minimum
- The minimum required Automobile Parking standards of UDC 6.2.4.a shall be reduced by 50% to property within the UU district.
- Buildings that fall within the West Edge district, generally located between 24th Street and the Union Pacific Railroad from north to south and Carey Avenue to Missile Drive from east to west, shall receive an exemption from the parking standards of 6.2.4.a if the site incorporates an existing building into their development.

Bicycle Parking
- All new development or changes of use that require a Site Plan per section UDC 2.2.3.b. shall provide 2 bicycle parking spaces per 2000 sq ft of gross floor area.
- Required bicycle parking is permitted in the ROW so long as the parking does not interfere with the 5’ required ADA pedestrian zone.
- Applicant will have the ability to provide cash-in-lieu for bicycle parking to the shared biking facilities fund.
Regulation Focus Area 4 - Use Provisions

Industrial Uses

Permitted Uses:
All uses allowed in the underlying zoning district are permitted except as specifically prohibited or allowed in subsections 5.4.7.e.2 below.

Prohibited Uses:
The following Uses are prohibited in the UU overlay base zone districts:
- Impoundment Yards
- Outdoor Sales
- Automobile Service Repair
- Automobile Service Station – Limited and General

Allowed by Conditional Use in all UU overlay base zone districts:
- Moderate Industrial
Urban Use Overlay Zoning Regulations

Next Steps

Planning Commission Work Session January 2021
Stakeholder/Community Meetings February 2021
City Council Work Session March 2021
Council Introduction April 2021
Adoption Summer 2021