

Proposal to Incorporate Mixed-use into Residential Districts

- Mixed-use buildings would be a Conditional Use in Residential Districts at certain locations.
- Mixed-use buildings would be Conditional Uses only on corner lots, with any or all of the four lots at the intersection being possible locations. They would not be Permitted Uses anywhere in the residential districts, and would not be Conditional Uses at other locations other than the corner lots. There would be a distance requirement, possibly one-half mile, between these nodes of mixed-use. The distance requirement could sunset after 20 years. The idea is to create limited, well designed nodes of mixed use within residential districts, which would provide amenities for neighborhoods, increase density, and allow people to walk to shops or offices in their neighborhoods. Ideally, these mixed-use nodes would be located at a bus stop.
- As part of the Conditional Use process, Plan Commission could set standards regarding hours of operation and other matters, and would have continuing jurisdiction. As with Conditional Use review presently, Plan Commission could refer the application to the Urban Design Commission.
- There would be very specific bulk and design standards required. Minimum of 2 stories. Limit of 2 stories, with a 1-story bonus to increase building size to 3 stories for underground parking, outstanding design features, or green features. Buildings placed close to sidewalk. Main entrances must be from the sidewalk. A minimum of 65% of the ground floor along the sidewalk would have to be glass. No parking allowed between the building and the sidewalk. Parking located at the rear of the lot. Low or no parking minimum, low parking maximum, and bike parking required. Limit building footprint and size of retail establishments.
- Uses allowed would include retail or office on the ground floor, and residential above. A list of uses would have to be developed. Gas stations and other uses (to be determined) would not be allowed.