



PREPARED FOR THE PLAN COMMISSION

Proposal: Zoning Text Amendments

Legistar File ID #: [32826](#), [34267](#)

Prepared By: Planning and Zoning Staff

The following is a staff summary of the proposed zoning text amendment for Plan Commission consideration.

[32826](#) – Mission Houses and Daytime Shelters - SUBSTITUTE

Staff has included for reference a January 13, 2014 memorandum explaining the rationale and details of the proposed change. In recent weeks, staff has worked with input from stakeholders and service providers to make refinements to the proposed amendment as follows:

- The contents required and recommended for the management plans to be submitted with requests for these uses are more clearly specified.
- A revised definition of “Mission House” clarifies that it is facility providing lodging, rather than “lodging, food, or both”, as was previously the case.
- In revised definitions for both “Mission House” and “Daytime Shelter”, the phrase, “without compensation” have been removed, since in some cases, some services such as lodging, storage, or others may involve a nominal fee.

The proposed districts where both uses would become conditional uses remain the same as those proposed in January 2014 (see attached Map 1 for reference). At the request of the Plan Commission, staff has considered whether these uses may also be appropriate in the TR-V1 and TR-V2 Districts. As a reference, staff has included Map 2, which shows the areas zoned TR-V1 and TR-V2, located primarily in purely residential areas near east and near west of the downtown. After careful consideration, staff believes that as *principal* uses, Mission Houses and Daytime Shelters are best suited to zoning districts with a higher level of development intensity and services. Please note, however, Mission Houses would still be permitted *accessory* uses in these and all other residential districts.

Staff supports this amendment.

[34267](#) – Farmers’ Markets in the Parks and Recreation District

This amendment would simply add farmers’ markets as permitted uses in the Parks and Recreation (PR) District. Staff believes that this use is a great fit for many properties within the PR District. City Parks such as Warner, Olbrich, Central, Olin-Turville, and others within the PR District would be excellent locations for seasonal weekly farmers’ markets. Most have parking lots and are accessible by transit and bicycle, and are natural community gathering spots for these and similar events. Other recreational areas in the PR District such as golf courses will not likely be the best fit, but could support small farmers’ markets with few if any negative impacts.

Staff supports this amendment.