

# PLANNING DIVISION STAFF REPORT

October 6, 2014



PREPARED FOR THE PLAN COMMISSION

**Proposal:** Zoning Text Amendment

**Legistar File ID #:** [35515](#)

**Prepared By:** Planning and Zoning Staff

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

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## **33515 – Libraries and Museums in the TE, SEC and EC Districts**

The proposed zoning text amendment would allow a library or museum as a permitted use in the TE (Traditional Employment), SEC (Suburban Employment Center) and EC (Employment Campus) zoning districts. Libraries and museums are not currently identified as allowed uses (permitted or conditional) in Table 28F-1 of Section 28.082(1) for the Employment Districts. The ordinance is sponsored by Ald. David Ahrens, District 15.

Planning staff supports the proposed text amendment and believes that libraries and museums are appropriate uses in the proposed districts. The TE district was established to encourage a broad range of employment activities in areas with varied transportation options and proximity to urban activities and cultural amenities found in many traditional employment locations around the City. The SEC district was established to recognize existing office and research parks developed in accordance with master plans like the first University Research Park and Old Sauk Trails Business Park. While not likely to be a core function in the SEC district, allowing library and museum uses in SEC zoning would be consistent with the stated purpose of that district to “also encourage the integration of complementary employment and related uses in an attractive and functional environment.” Lastly, the EC district was established to provide an urban working environment intended to promote desirable economic development activities, including professional offices and business incubators, high-technology, research and development, and specialized manufacturing establishments. While no EC district developments have been built to date, staff feels that libraries and museums would be consistent with the stated purpose in EC zoning to also encourage compact mixed-use development and provide readily accessible services for employees.

If passed, the proposed text amendment will facilitate the potential relocation of the Pinney Branch Library from its current location on Cottage Grove Road near Atwood Avenue to a larger new facility proposed in a mixed-use building to be built at the Royster Corners development near Dempsey Road.