



Department of Planning & Community & Economic Development  
**Planning Division**

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## MEMORANDUM

**TO:** Plan Commission  
**FROM:** Planning Division Staff  
**DATE:** August 16, 2010  
**SUBJECT:** Summary of Plan Commission Special Meeting Refer and Future Items

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At Special Meetings concerning the Zoning Code Rewrite beginning on June 28, 2010, the Plan Commission has identified certain broad topics to be discussed prior to making recommendations to the Council that include transformational zoning, waivers and conditional uses (process, definitions of compliance and infeasibility), lakeshore development, parking and building height. The Commission has also voted to discuss, table/refer, or place on file particular issues found in the Staff Memoranda of May 2010.

### Memorandum 1

Page 2 # 5 Private streets-(future-after adoption)  
Page 4 #2 Permitted, conditional and prohibited uses of accessory buildings (future-after adoption))  
Page 6 #2 Parking in front of buildings (more discussion when parking issues are taken up in Memorandum 2 pages 14 #38, 17 #53, 18#57))  
Page 7#6 Bus stops at airports (future-after adoption)  
Page 7#12 Bicycle parking (future-after adoption)  
Page 11 (j) Bicycle stall parking (place on file-more discussion)  
Page 13 #24 Low wheel base bicycles (future-after adoption)  
Page 14 #2 Waivers and conditional uses (refer discussion of the waivers and conditional uses memo) Memo 2 page 8, 19.  
Page 14 #2 Design standards (refer)  
Page 15 #7 (a) –(d),( i) Building materials (future-after adoption)  
Page 16 #`11 (a) – c) Frontage requirements (future-after adoption) Memo 2 page 13 #38  
Page 17 #15 Parking bay design (future-after adoption)  
Page 18 #24 Moped parking (refer)  
Page 18 #25 (b) Bike parking waiver (place on file)  
Page 19 #34 Landscaping (future-after adoption)  
Page 20 #37 Landscaping (future-after adoption)  
Page 20 # 38) (a) –( m) Parking lot landscaping (refer)  
Page 21 #39, 40, Page 22 # 41, Page 22# 43 Parking lot landscaping (refer)  
Page 23 #44 Urban Design Commission procedures (refer until EDC report is submitted to the Plan Commission)

Page 27 #14 and 15 Mixed-use buildings in residential areas (refer until discussed in Memo 2 page 5 #7, page 11#29 )  
Page 29 #25 Mixed-use frontage and build to requirements (refer) Memo 2 page 13#38  
Page 29 #30-31 Building frontage (refer until discussion of frontage) Memo 2 page 13 #38  
Page 31 #41 Food and beverages in the Agricultural District (refer)  
Page 31 #45 Urban design districts (refer until Memo 2 is discussed)  
Page 33 # 58 Minimum parking requirement (refer to parking discussion)  
Page 33 #61 Parking (parking lot/refer)  
Page 33 #62 Parking (lay on the table/refer pages 146-147 of red-lined draft)  
Page 34 #63-65 Parking (lay on the table/refer)  
Page 34 #69 Co-ops (refer to August 9<sup>th</sup> Plan Commission meeting)  
Page 35 #75 Procedures (refer until Economic Development Commission report is complete)  
Page 36 #91 Parking (future-after adoption)  
Page 36#92 Variance (future-after adoption)  
Page 37 #6 Transformational zoning (refer) Memo 2 page 2 #2  
Page 38 #11 Traditional Residential Planned District (refer) Done?  
Page 38 #13 Waivers (refer)  
Page 39 #14 Waivers (refer)  
Page 39 #16 Design guidelines (more discussion/refer)  
Page 40 #22 Building heights (refer) Memo 2 page 13 #37, page 14 #39, page 15 #43,  
Page 40 #23 Building heights (refer)  
Page 40 #26 Waivers (refer)  
Page 40 #27 Waivers (refer)  
Page 42 #42 Accessory dwelling units (future – after adoption)  
Page 43 #45(j) Lakefront (refer)  
Page 43 #45 (l) Lakefront (refer)  
Page 43 #45(m) Lakefront (refer to discussion of j).  
Page 43 #45 (p) Lakefront (refer to discussion of ( l) and (m)).  
Page 44 #48 Parking (future-after adoption)  
Page 45 # 55 -56 Procedures (future-after adoption)  
Page 45 #57 Procedures (future-after adoption)  
Page 46 #74 Landscaping (future after adoption)  
Page 47 #83 Streets (future-after adoption)  
Page 48 #87 Design standards (refer) Memo 2 page 13#38  
Page 49 #96 Homeless housing (future after adoption)  
Page 50 #3 Design Guidelines (refer)  
Page 50 -51 #4 Waivers (refer)  
Page 53 #17 Design Standards (refer)

### Memorandum 3

Page 118 of red-lined draft zoning code (ADU Requirements Section 6)  
Page 136 of red-lined draft zoning code Table 281-1 (encroachments)  
Page 190 of red-lined draft zoning code 28.164 (2) (a) (community garden or market garden)  
Page 152-153 Table 28 I-4 of red-lined zoning code “parking pass” for residential uses