



PREPARED FOR THE PLAN COMMISSION

Proposal: **Zoning Text Amendment**

Legistar File ID #: [62668](#) (Front yard setbacks in Commercial Center District)

Prepared By: Planning and Zoning Staff

[62668](#) – This amendment will allow front yard setbacks for planned multi-use sites in the Commercial Center (CC) District to be measured from interior private access road curb faces or edges of pavement. This will allow large planned sites to position interior buildings adjacent to private access roads similar to exterior buildings adjacent to public streets.

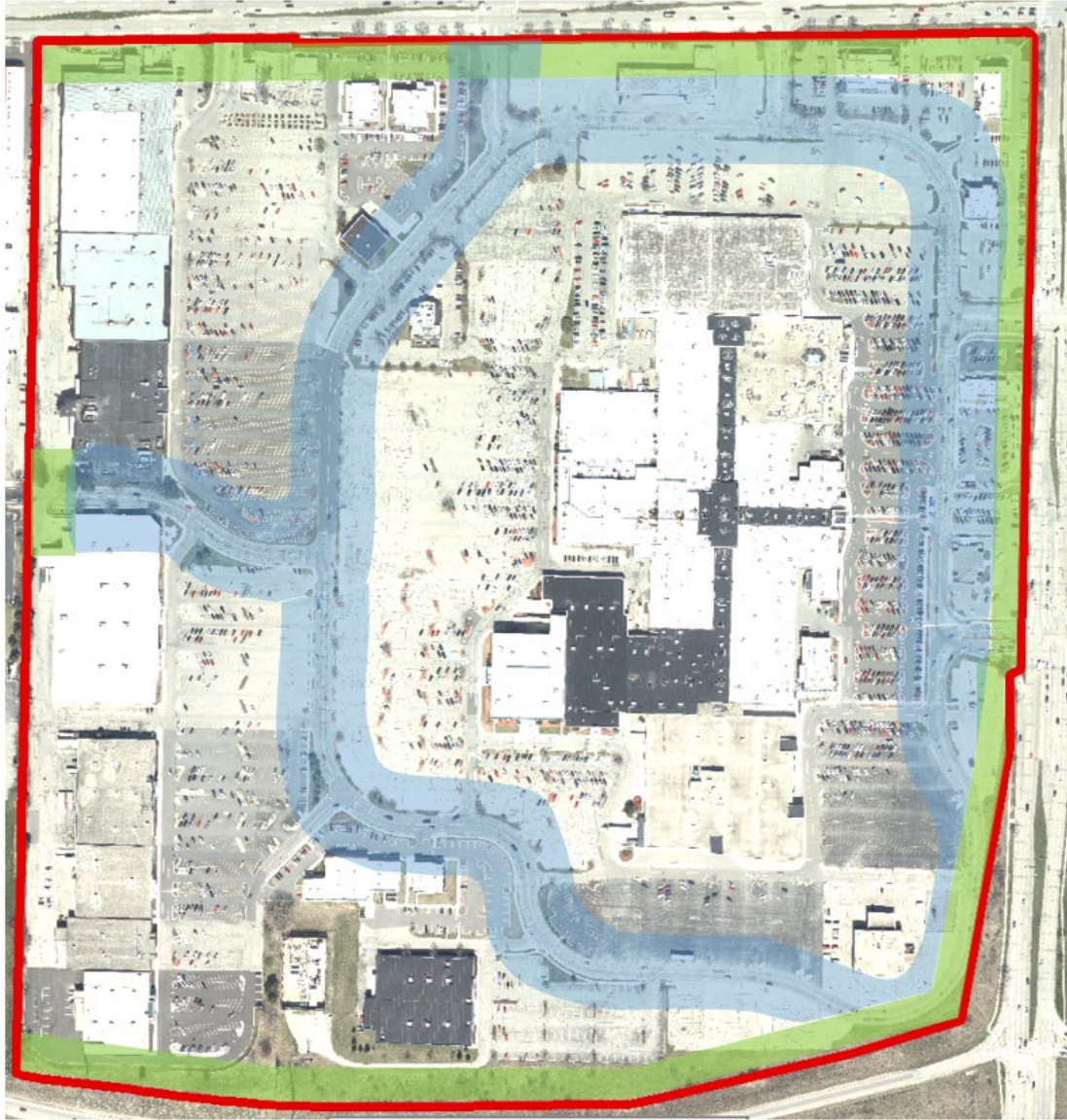
Current zoning code provisions require that a building be placed where 70% of the street-facing building wall is within 80'- 100' of the front (street) property line. Many CC zoned sites have locations for buildings that are not located in proximity to a public street, rendering infill projects impossible for significant portions of these sites due to the building placement rule. The amendment allows the front yard setback building placement rule to measure setback using the interior private access roads, which are interior roads that serve as streets for these developments, in addition to the public right-of-way option. The result of this amendment will be that new infill sites will be opened up for new building placement, which currently are ineligible due to the current restrictive building placement rule.


An example map of a site showing Zoning Lot, existing building placement locations, and proposed new building place locations possible with this amendment is provided on the next page of this report.


Existing requirements for Conditional Use approval of these qualifying planned multi-use sites and the required UDC review for changes at these sites relative to the zoning ordinance and the large-format retail establishment requirements in MGO 33.24 remain unchanged.


Staff supports this amendment.

West Towne Mall Example



-  West Towne Zoning Lot

-  Areas within 100' of R-O-W
(new buildings may only locate be here)

-  Areas within 100' of edge of
Private Access Road
(newly allowed building placement with amendment)