

CITY COUNCIL HOUSING COMMITTEE

ZONING PROJECT UPDATE

June 21, 2017

The Housing Study recommended the City review and update its Zoning Code to ensure the regulations actively promote improvements in housing throughout the City. This review and update is needed to support implementation of the Housing Strategy.

The Zoning Code has not been comprehensively updated since 1994 and does not proactively support the goals of the housing strategy and the City's current and future housing needs.

The City Planning and Development Department and the Planning Commission have been working with Elan3 Consultants on this project.

The overall goal is to structure the City's zoning regulations to support improved housing by supporting current and future home owner investments in the City's neighborhoods. Continued home owner investment is the key to maintaining and improving neighborhoods and the City's overall housing stock.

Some proposals under consideration include:

1. Re- designating some Residential 2 Districts to Residential 1 where a substantial number of the houses are already single family homes. This would support continued single family homes while also maintaining a balance between single and multi-family housing. Further, resignation to R1 should encourage owners to invest in their single family homes and prevent disinvestment in neighborhoods. As noted in the Housing Study, individual owner improvements will first stabilize and then help enhance blocks and neighborhoods.
2. Re- designating the south side of Denison Parkway east from the hospital site from Residential Transitional (RT) to Commercial (C) to support higher density housing. The Housing Study noted the City needs to maintain a full profile of housing options and this area is most suitable for commercial development, including high density housing.
3. Providing for pre-mapped and designated development districts such as the NSB site and others which may be identified as the City completes an Economic Development Strategy. By pre-mapping and designating an area, the City can work more effectively work with developers and streamline the site review process.
4. Re-organizing the Zoning Regulations to be more useable by residents, investors, and developers. The current regulations frequently fragment a subject such as parking through multiple articles and sub-sections. As a result, the reader must trace and link multiple subsections extract the needed information. This will be addressed by listing all of a given subject within the same article or sub section.

The Department and Commission anticipate completing a final draft this summer.