



Planning and Economic Development
Ed Anzek, AICP, Director

From: James Breuckman, AICP
To: Planning Commission
Date: 4/10/2014
Re: Potential CI District Zoning Amendments

Please find attached a markup of potential amendments to the CI district. The amendments would tie the permitted uses in the CI district to the FB-2 overlay district rather than the B-2 District, which would allow for mixed residential, office, and retail uses, while eliminating the more automobile-oriented uses permitted in the B-2 district.

The proposed front setback in the CI district would be changed to a 0-10 foot build-to zone rather than simply allowing a zero front setback but allowing for buildings to be pushed back on the site. The build-to zone is consistent with much of the existing development pattern in the CI district. The Planning Commission would have the ability to permit greater setbacks if warranted.

Staff looks forward to reviewing these proposed amendments with the Planning Commission.