Zoning Modifications to Support Small Business

Planning Commission | June 20, 2018



Background & Timeline

- April 2017: 'Small Business Package' City Council referral
- January 2018 Work session: Difficulty engaging with the City (including, primarily, the permitting process) the TOP issue identified by businesses, and streamlining the permitting process the top preferred intervention.
- January April: OED & Planning staff collaborate to identify six modifications to the zoning ordinance designed to make the review process for small businesses easier, clearer, and more streamlined
- May 15, 2018: City Council unanimous referral to Planning Commission
- Tonight: Initial presentation & discussion
- July: Updated use tables and formulated ordinance language



SIX RECOMMENDATIONS:

- Remove the parking requirement for a change of use for qualifying projects in C- prefixed districts;
- 2. Condense food services categories (i.e., quick serve, carry out and full service) to a single category and impose performance standards in cases where there would not otherwise be conditions of approval;
- 3. Standardize square footage thresholds that trigger various permits for "changes of use" and food service across all C-prefixed districts;
- 4. Standardize "uses deemed compatible" across all C-prefixed districts to the same level of discretionary review;
- 5. Expand the "commercial recreation" thresholds adopted for the Downtown across other C-prefixed districts; and
- 6. Allow the incidental service of beer and wine at a food service establishment via a Zoning Certificate (ZC) in C- prefixed districts, and impose performance standards where there would not otherwise be conditions of approval.



Recommendation 1:

Remove the parking requirement for a change of use for qualifying projects in C- prefixed districts.



Recommendation 2:

Condense all food services categories (i.e., quick serve, carry out and full service) to a single category.



Recommendation 3:

Standardize square footage thresholds that trigger various permits for "changes of use" and food service across all C-prefixed districts.



Recommendation 4: Standardize "uses deemed

compatible" across all C-prefixed districts to the same level of discretionary review

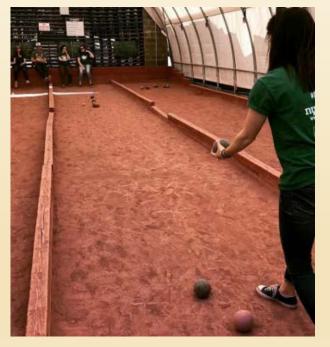
Recommendation 5: Expand the "commercial recreation"

thresholds adopted for the Downtown across other C-prefixed districts



Urban Recreation in 2018(*L to R*): Escape Rooms, Mini-Golf, Bocce Ball







Recommendation 6:

Allow the incidental service of beer and wine at a food service establishment via a Zoning Certificate; impose performance standards.



Questions for Consideration:

- For elimination of the parking requirement on a change of use (Recommendation 1), how should the requirements for qualifying projects be defined?
- How should the thresholds for discretionary review of change of use be set (Recommendation 3)?
- Regarding Recommendation 6, is there feedback on the draft performance standards for incidental beer and wine service?

