

TO: City Council
Planning Commission

FROM: Ron Whisenand, Community Development Director

SUBJECT: Uptown/Town Centre Specific Plan: Form-Based Code Workshop

DATE: September 9, 2010

Needs: For the City Council and Planning Commission to receive a presentation from the consultant team on the Form-Based (Zoning) Code that is a proposed component of the Uptown/Town Centre Specific Plan.

Facts:

1. Chapter 5 of the specific plan is a “form-based code” (FBC) that will replace much of the current zoning regulations within the specific plan area.
2. The FBC will contain day-to-day zoning standards such as a zoning map (referred to in the specific plan as a “Regulating Plan”), a matrix of permitted and conditional uses for each zone, and development standards for zones and for building types.
3. The FBC will refer to the Zoning Code for defining the permit process and for some specific non-day to day or city-wide requirements that apply city-wide (e.g., floodplain management, animal keeping, etc.).
4. Dan Parolek of Opticos Design and Juan Gomez-Novy of Moule and Polyzoides will give the presentation on the FBC. Their presentation will include:
 - a. A brief explanation of the advantages of using an FBC over a conventional zoning code: that they provide more guidance and predictability for design of buildings to meet the City’s design objectives.
 - b. An explanation of the process for using the FBC;
 - c. Graphic examples of conceptual development projects for multi-family residential, mixed-use, and commercial projects that conform to the FBC.

Policy

Reference: Draft Uptown/Town Centre Specific Plan; General Plan; Economic Strategy

Options: No action is being requested. However, the City Council may give an indication of changes they would like the Final Specific Plan to incorporate.