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Barney S. Heath
Director

MEMORANDUM

DATE: October 21, 2022

TO: Councilor Deborah Crossley, Chair, Zoning & Planning Committee
Members of the Zoning & Planning Committee

FROM: Barney Heath, Director, Department of Planning and Development
Jennifer Caira, Deputy Director Department of Planning and Development
Zachery LeMel, Chief of Long Range Planning
Nevena Pilipovic-Wengler, Community Engagement Planner

RE: **#38-22 Discussion and review relative to the draft Zoning Ordinance regarding village centers**
ZONING & PLANNING COMMITTEE requesting review, discussion and possible ordinance amendments relative to Chapter 30 zoning ordinances pertaining to Mixed Use, business districts and village districts relative to the draft Zoning Ordinance. (formerly #88-20)

MEETING: October 24, 2022

CC: City Council
Planning Board
Jonathan Yeo, Chief Operating Officer

Overview

Planning staff and consultant Utile are excited to present version 1.0 of the village center zoning districts at the upcoming ZAP meeting on Monday, October 24th. The meeting will cover the follow information:

- Introduction
 - Grounding where we are now and how we got here
 - Why updates are needed and intended outcomes
- Zoning Approach
 - Principal mechanisms for regulating urban form
- Draft Village Center Districts Maps
 - Zoning districts rationale
- Next Steps
 - Recent engagement outcomes (11/14 ZAP meeting)
 - Ongoing calendar

Mapping Proposed Zoning District for Village Centers

This initial mapping process ran in parallel to the engagement focused on the zoning framework. Unlike the current zoning, with its one-size-fits-all format, Utilé and Planning staff customized these new zoning districts to each village center through the following rationale:

- Visually analyzing street conditions and patterns through Google Earth and site visits
- Determining zoning, land use, and building type consistencies and inconsistencies
- Matching the proposed village centers zoning districts on both sides of the street where possible
- Stepping down proposed village center districts as they meet the surrounding neighborhoods
- Considering unique conditions to each area, like street access

Looking Ahead

This first draft is meant to be reviewed and updated. Physical maps of version 1.0 will be displayed at City Hall November through December and available online following the ZAP meeting. Moving forward, the team will work with the City Council and the broader community to refine the village center boundaries.

Next steps

Planning staff will conclude the presentation at ZAP with a calendar outlining the Department's recommendation on how the City can move from version 1.0 to finalized maps and zoning text for review at future Public Hearings and consideration for potential adoption.