



## Legislation Details (With Text)

**File #:** 18-0301      **Version:** 1      **Name:**  
**Type:** Ordinance      **Status:** Public Hearing  
**File created:** 8/28/2018      **In control:** City Council  
**On agenda:** 9/10/2018      **Final action:**  
**Title:** Public Hearing: Consideration of an Ordinance Amending Chapter 17, Zoning, Section 17-3, Definitions and Additional Use Regulations, Section 17-22.8.1, Mixed-Use-Shopping Center (MU-SC) District Regulations, Section 17-22.8.2, Mixed-Use (MU) District Regulations, and Section 17-22.8.3, Mixed-Use Ninety (MU-90) District Regulations, by Repealing and Replacing Them in Their Entirety; Altering Definitions; Adding and Deleting Uses and Related Regulations Within the Various Mixed Use Districts; and Amending the Concept Plan Adoption and Amendment Process Within the Various Mixed Use Districts.

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** 1. Staff Memo, 2. Definitions Strikeout Underline, 3. MU\_SC Strikeout Underline, 4. MU Strikeout Underline, 5. MU\_90 Strikeout Underline, 6. PZ Minutes, 7. Ordinance, 8. Exhibit A - Sec. 17-3 Definitions and additional use regulations, 9. Exhibit B - Sec. 17-22.8.1 MU-SC Mixed-Use Shopping Center District regulations., 10. Exhibit C - Sec. 17-22.8.2 MU Mixed-Use District Regulations, 11. Exhibit D - Sec. 17-22.8.3 MU-90 Mixed-Use 90 District Regulations

Date	Ver.	Action By	Action	Result
9/10/2018	1	City Council		
9/10/2018	1	City Council		

**Public Hearing:** Consideration of an Ordinance Amending Chapter 17, Zoning, Section 17-3, Definitions and Additional Use Regulations, Section 17-22.8.1, Mixed-Use-Shopping Center (MU-SC) District Regulations, Section 17-22.8.2, Mixed-Use (MU) District Regulations, and Section 17-22.8.3, Mixed-Use Ninety (MU-90) District Regulations, by Repealing and Replacing Them in Their Entirety; Altering Definitions; Adding and Deleting Uses and Related Regulations Within the Various Mixed Use Districts; and Amending the Concept Plan Adoption and Amendment Process Within the Various Mixed Use Districts.

## ADMINISTRATIVE COMMENTS:

Several changes are proposed to the Mixed-Use Zoning Districts. It was initially identified that the twenty-foot front setbacks and fifteen-foot side setbacks required in the Mixed Use (MU) Zoning District do not allow for the urban-style development desired. Pending development projects need this code amendment to move forward. During review of the MU Zoning District for setback changes additional amendments including removing some permitted uses and clarifying the process for rezoning to a Mixed-Use District were identified for the MU Zoning District, the Mixed-Use-Shopping Center (MU-SC) Zoning District, the Mixed-Use Ninety (MU-90) Zoning District, and the Definitions.

**RECOMMENDATION:**

That the City Council approve the ordinance as set forth in the caption above.

**AVAILABLE FOR QUESTIONS:** Richard E. Luedke, Planning Director