

# PLANNING AND ZONING COMMITTEE MINUTES

May 24, 2016

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## **In Attendance**

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Councilman Yusuf Hakeem, Committee Chair, called the meeting to order at 3:36 p.m. in the Council Assembly Room. A quorum was present, including Council Chairman Moses Freeman, Vice Chair Jerry Mitchell and Councilpersons Chris Anderson, Russell Gilbert, Larry Grohn, Chip Henderson, Jerry Mitchell and Ken Smith. Keith Reisman, Assistant City Attorney, was assigned. Councilwoman Carol Berz was not present.

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## **Others in Attendance**

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Regional Planning: John Bridger, Executive Director, and Karen Hundt, Director, Community Design Group; Council Office: Nicole Gwyn, CMC, Clerk

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## **Approval of Last Minutes**

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**On motion of Councilman Anderson** and seconded by Chairman Freeman, the minutes of the previous meeting (April 5, 2016) was approved as published.

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## **Meetings Regarding Form-Based Code**

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Councilman Hakeem informed the Assembly of upcoming public meetings regarding Form-Based Code:

May 24 (today)            Planning & Zoning Committee Meeting

Regional Planning staff will give a presentation on Form-Based Code as a whole and discuss the Planning Commission's recent recommendations

June 2 at 5:30 p.m.    Parking and Transportation Forum (Form-Based Code)  
Downtown Public Library

June 7 at 3:00 p.m.    Public Hearing on Form-Based Code  
City Council Building - Assembly Room

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## **Form-Based Code Presentation**

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Mr. Bridger made opening remarks and introduced Ms. Hundt, who gave a visual presentation divided into the three (3) sections.

Section 1:

Why do we need Form-Based Code?  
Public Process  
Code Organization  
Test Cases

Section 2:

Administration  
Zone Standards  
General Standards

Section 3:

Changes to the Code  
Map Changes

*(Councilmen Henderson, Gilbert and Smith stepped out at separate times during the presentation, but returned.)*

Councilman Anderson requested that Staff add a column to the Summary Table of the Map Changes that will identify the Council District numbers. Ms. Hundt agreed.

Ms. Hundt and Mr. Bridger responded to questions from Councilman Anderson on the makeup of the Form-Based Code Committee, the residency requirement of the FBC Committee, opposition to the code and the long-term bicycle parking. He also asked for a parking clarification.

Staff also responded to Councilman Hakeem's questions about the parking space size and Councilman Henderson's questions about reducing the length of long-term bicycle parking.

(The full PowerPoint presentation is attached.)

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**Adjournment**

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**On motion of Councilman Hakeem**, the meeting was adjourned at 5:13 p.m.

**ATTACHMENT:**  
Form-Based Code Presentation

# Form-Based Code

Chattanooga City Council

May 24, 2016



# Notebooks

- I. Why do we need a Form-Based Code?
- II. Public Process
- III. Draft Form-Based Code
- IV. Proposed Zoning Maps
- V. Requested Map/Zone Changes (Summary Table)
- VI. Planning Commission Text Changes (Summary Table)
- VII. PC Resolution: Creating the FBC
- VIII. PC Resolution: Rezoning of Properties

# Agenda

- I. Why do we need a Form-Based Code?
- II. Public Process
- III. Code Organization
- IV. Test Cases

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- V. Administration
- VI. Zone Standards
- VII. General Standards

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- VIII. Changes to the Code
- IX. Effective Date / Grace Period

# Why do we need a Form-Based Code?

# Why do we need a FBC?

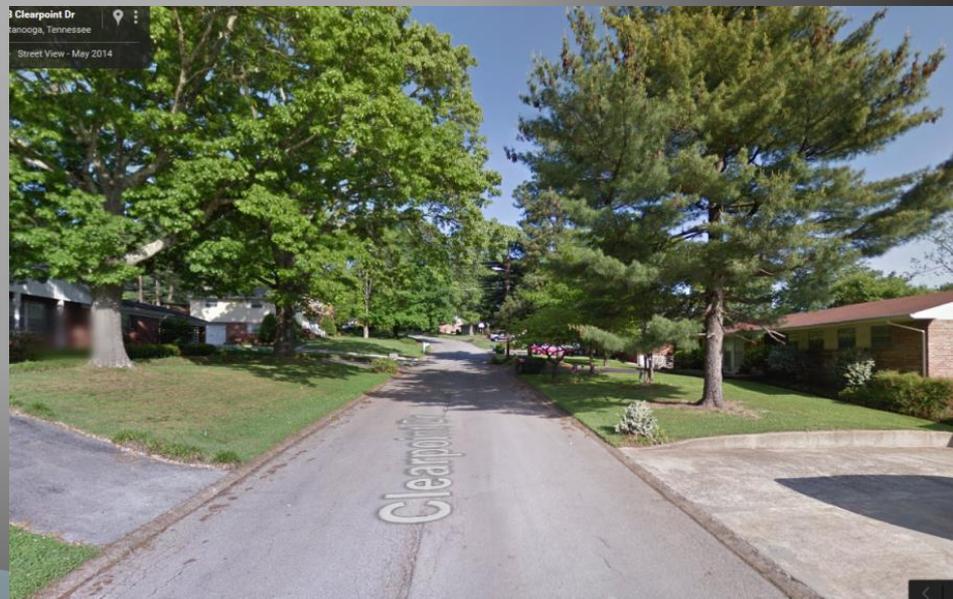
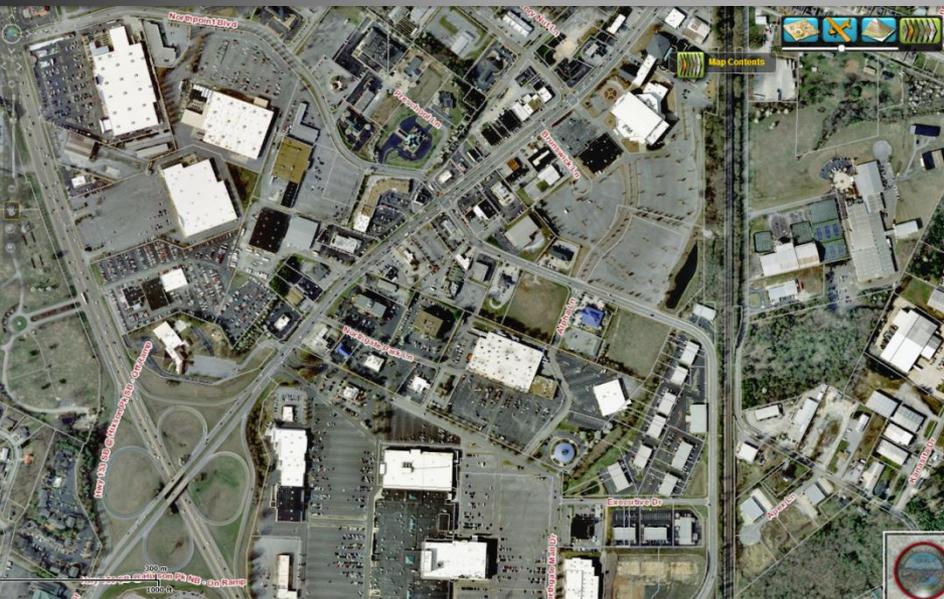
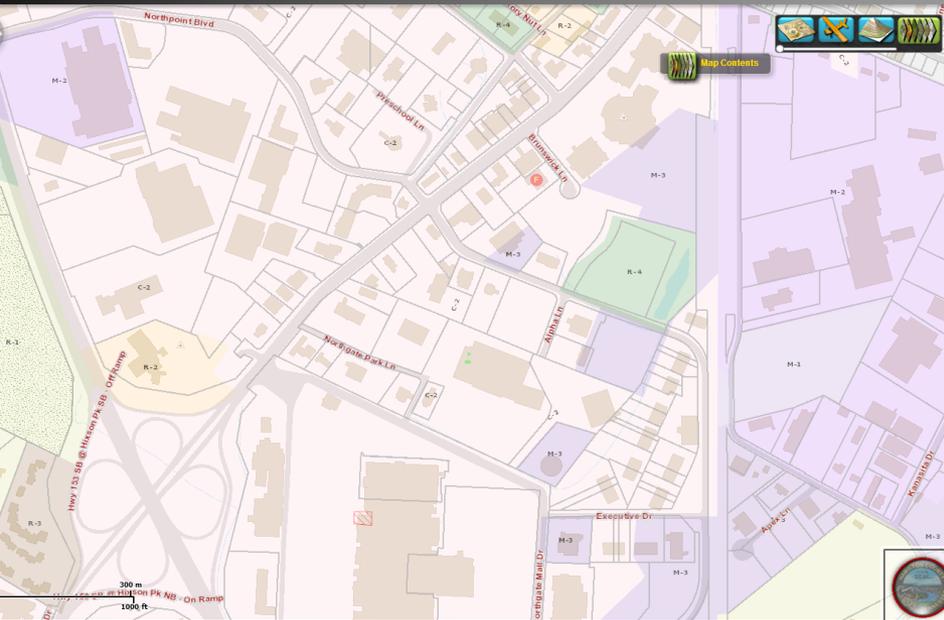
- Chattanooga citizens have participated in many public meetings to create a shared vision for the Downtown:

## Urban – High Quality – Walkable – Mixed Use

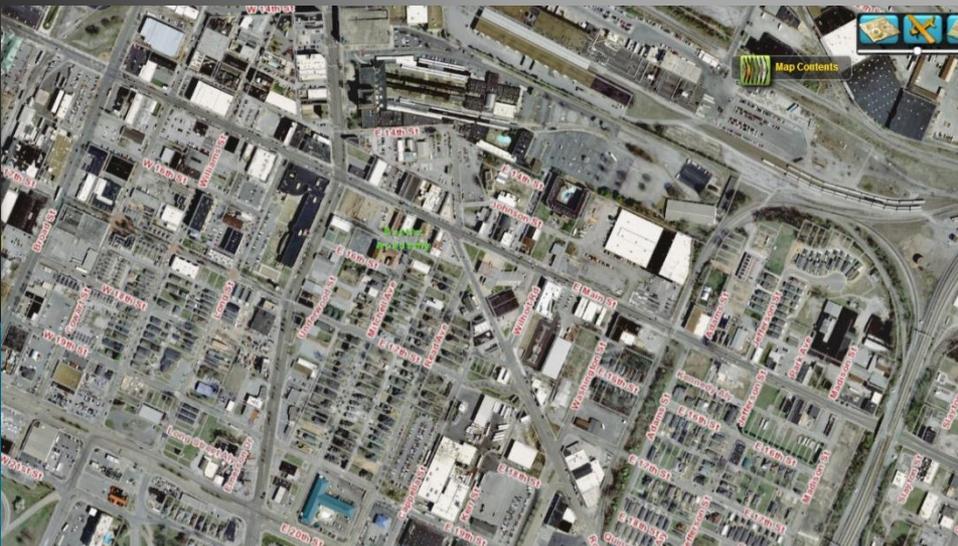
- Unfortunately, the City's zoning is out-of-date and not effective in promoting development that supports this vision.



# Suburban Pattern



# Urban Pattern



# Current Zoning

- Deep setbacks
- High parking requirements
- Parking in front
- Segregated uses

**We need a set of URBAN zones to complement our SUBURBAN options.**

## CHATTANOOGA CITY CODE

### Chapter 38

#### ZONING<sup>1</sup>

Art. I.	In General, § 38-1
Art. II.	Definitions, § 38-2
Art. III.	Zones and Boundaries, §§ 38-3 - 38-12
	Div. 1. Zones, §38-3
	Div. 2. Boundaries, §§ 38-4 - 38-7
	Div. 3. Urban Overlay Zone, §§ 38-11 - 38-12
	★ Div. 4. Brainerd Overlay Zone, § 38-13
Art. IV.	General Regulations, §§38-21 - 38-40
Art. V.	Zone Regulations, §§ 38-41 - 38-476
	Div. 1. R-1 Residential Zone, §§ 38-41 - 38-44
	Div. 2. R-1 Open Space Subdivision Design Option, §§ 38-51 - 38-56
	Div. 3. RT-1 Residential Townhouse Zone, §§ 38-61 - 38-66
	Div. 4. RZ-1 Zero Lot Line Residential Zone, §§ 38-71 - 38-76
	Div. 5. R-T/Z Residential Townhouse Zero Lot Line Zone, §§ 38-81 - 38-87
	Div. 6. R-2 Residential Zone, §§ 38-91 - 38-94
	Div. 7. R-3MD Moderate Density Zone, §§ 38-101 - 38-104
	Div. 8. R-3 Residential Zone, §§ 38-111 - 38-114
	Div. 9. R-4 Special Zone, §§ 38-121 - 38-124
	Div. 10. MXU Mixed Use Zone, §§ 38-131 - 38-148
	Div. 11. R-5 Residential Zone, §§ 38-161 - 38-166
	Div. 12. O-1 Office Zone, §§ 38-171 - 38-173
	Div. 13. C-2 Convenience Commercial Zone, §§ 38-181 - 38-189
	★ Div. 14. UGC Urban General Commercial Zone, §§ 38-201 - 38-211
	★ Div. 15. C-3 Central Business Zone, §§ 38-221 - 38-229
	Div. 16. C-4 Planned Commerce Center Zone, §§ 38-241 - 38-252
	Div. 17. C-5 Neighborhood Commercial Zone, §§ 38-261 - 38-268
	★ Div. 18. C-7 North Shore Commercial/Mixed Use Zone, §§38-281 - 38-287
	Div. 19. M-1 Manufacturing Zone, §§38-300 - 38-307
	Div. 20. M-2 Light Industrial Zone, §§ 38-321 - 38-323
	Div. 21. M-3 Warehouse and Wholesale Zone, §§ 38-331 - 38-333
	Div. 22. M-4 Outdoor Industrial Use Zone, § 38-341
	Div. 23. F/W Floodway Zone, §§ 38-351 - 38-352
	Div. 24. F/H Flood Hazard Zone Regulations, §§ 38-361 - 38-377
	Div. 25. Planned Unit Development: Residential, §§ 38-391 - 38-402
	Div. 26. Planned Unit Development: Institutional, §§ 38-411 - 38-421
	Div. 27. DELETED (Ord. No. 12370, §1, 3/16/10)
	Div. 28. A-1 Urban Agricultural Zone, §§ 38-451 - 38-457
	Div. 29. Off-Street Parking and Loading Space Requirements, §§ 38-471 - 38-476
	Div. 30. Urban Infill Lot Compatibility Option, § 38-477 - 38-482



# Public Process

# Public Meetings

- Kick-off
- Charrette
- Map Workshops
- Map Workshops
- December Workshops
- 2016 Open House
- Planning Commission
- Planning Commission
- Planning Commission



January 2015

March 7 - 12

May 14 & 18

June 9 & 10

December 14 & 17

Feb 18, 23, Mar 3

March 17 (First Draft)

April 21 (Second draft)

May 9

# Stakeholder Meetings

- Neighborhood Associations
- Designers/Developers
- Manufacturers
- Commercial Businesses
- Individual Property Owners

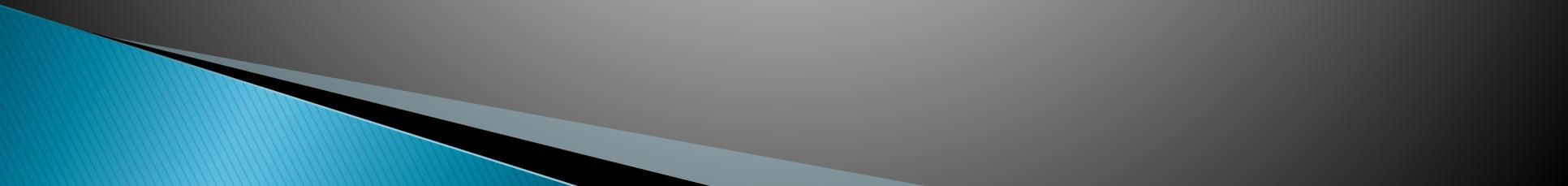


# Public Notice

- ▶ Letters mailed to 2,951 property owners
  - 2,163 individual parcels
- ▶ Letters mailed to owners within 300 feet
- ▶ Website updates
- ▶ Email blasts
- ▶ Press Releases
- ▶ Re-zoning signs posted

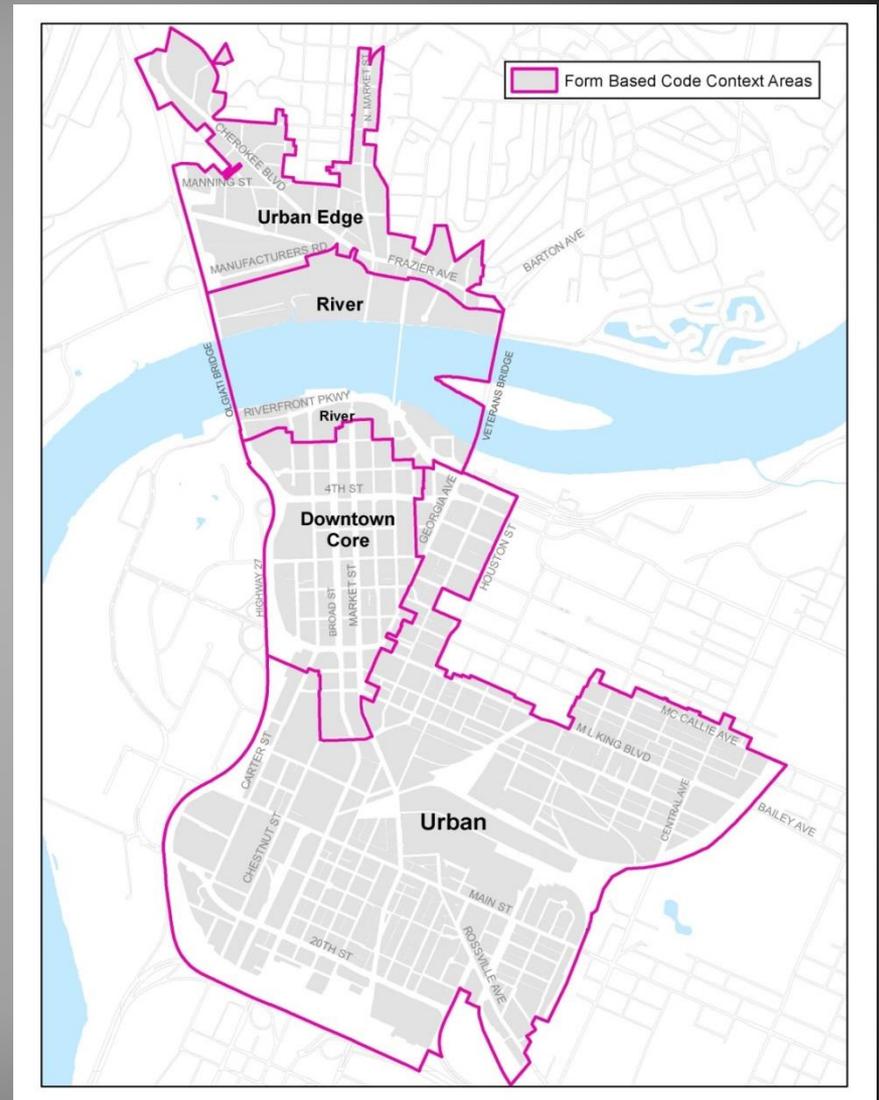


# Code Organization



# Context Areas

1. Downtown Core (D)
2. Urban (U)
3. Urban Edge (E)
4. River (R)



# New Zones

RD – Residential Detached

RA – Residential Attached

RM – Residential Multi-Unit

CX – Commercial Mixed Use

SH – Shopfront Mixed Use

CC – Commercial Corridor

IX – Industrial Mixed Use

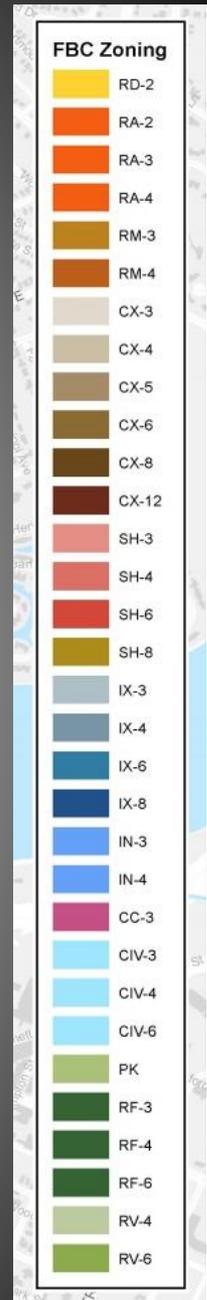
IN – Industrial

CIV – Civic

PK – Parks & Open Space

RF – Riverfront

RV – Riverview



# Naming Convention

D-CX-12



- Context: Downtown Core
- Zone: Commercial Mixed Use
- Height: 12 stories maximum

# Test Cases

# Test Cases

1. Residential at 5<sup>th</sup> & Lindsay
2. Mission Apartments at Main & Market
3. 728 Market
4. Jax Liquor at 216 Market
5. Walnut Hill Townhomes
6. Mattress Firm at 415 North Market



# Lessons Learned

Element	Change Made
New Zones	Added RA-4 in Downtown Core
Building Heights	Increased max building height from 3 to 4 stories in D-RA
Primary Setbacks	Increased from 20 to 30 feet for RA
Residential Ground Floor Elevation	Reduced minimum from 2 feet to 18 inches in RD and RA; Increased Staff authority to grant minor modifications
Building Elements	Deleted references to porches, stoops, etc. in RD
Transparency	Reduced upper floor requirements for all zones
Parking Setback	Deleted requirement for upper floors

# Questions

# Administration

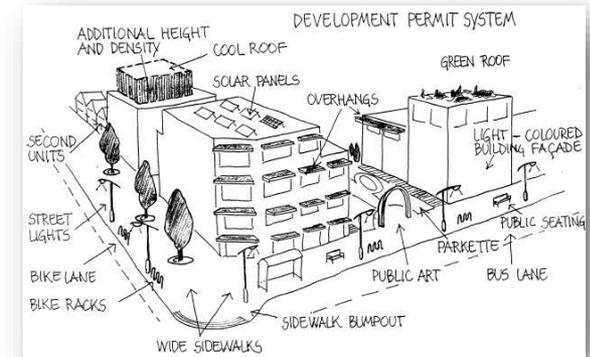
# Administration

**FBC Administrator =  
Land Development Office**

**Step One – Project Consultation**

**Step Two – Submit Application**

**Step Three – Application Review**



# Requests for Code Modifications

## A. Minor Modifications – Staff

- Up to 5% or 10 feet
- Not within 30 feet of protected zones
- No additional stories

## B. Major Modifications – FBC Committee

- I. Physical Hardship, **OR**
- II. Alternative Compliance, **AND**
- III. No Significant Impacts, **AND**
- IV. Still Meets Urban Principles



# FBC Committee

- Members appointed by Mayor
- Design/Development Professionals AND Neighborhood Reps
- Public notice of meetings
- Building Height: Only ONE story more

## Appeals

- Go to City Council



# Building Permits vs. Re-Zoning

Building Permits	Re-Zoning
Staff Approved	Requires Planning Commission & City Council review
NO Public notice	Public notice

**The FBC is just ZONING!**

# Zone Standards

# Applicability

**YES** New Construction & Expansions  
(exterior changes only)



**NO** Existing Structures

**NO** Interior Renovations

**NO** Routine Maintenance & Repairs



# In what **CONTEXT** is your property located?

**D – Downtown Core**

**U** – Urban

**E** – Urban Edge

**R** – River



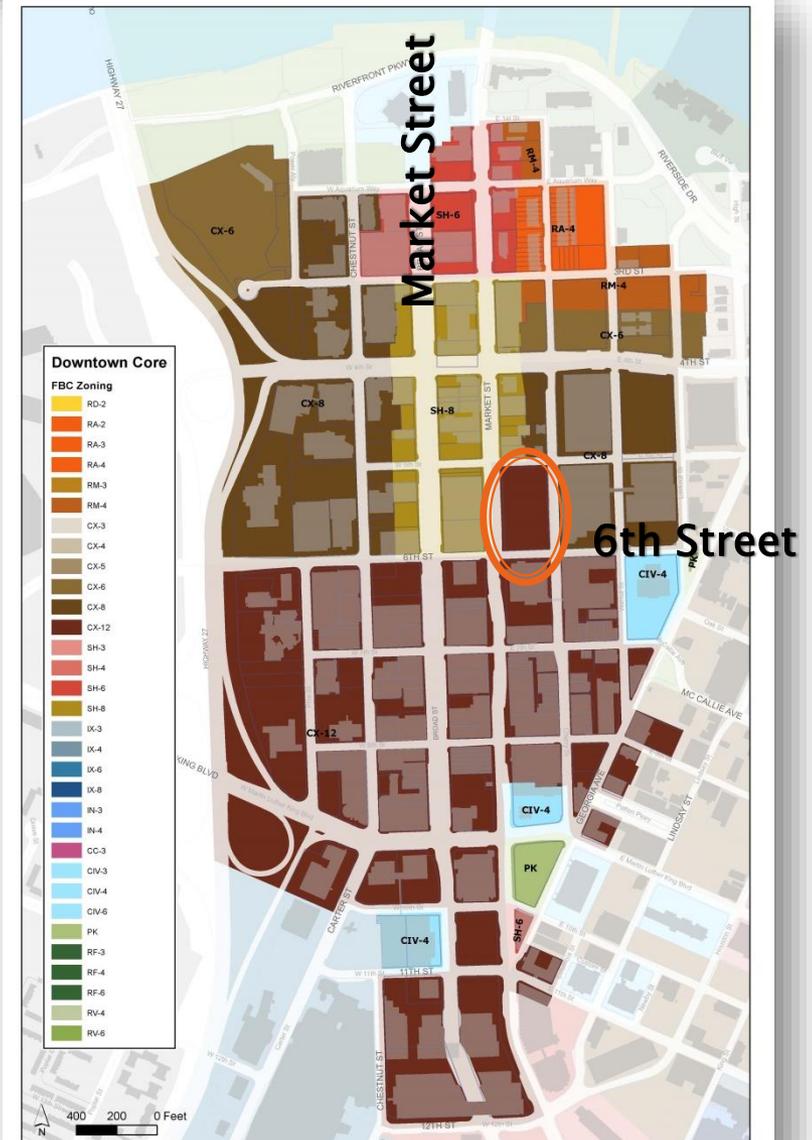
## Div. 2.3. C-CX: Commercial Mixed Use Zone

What ZONE is assigned to your property?

CX-12:

Commercial Mixed Use Zone

12 stories maximum



# What USES are allowed on your property?

SEE SEC. 38-738 FOR ADDITIONAL USE PROVISIONS

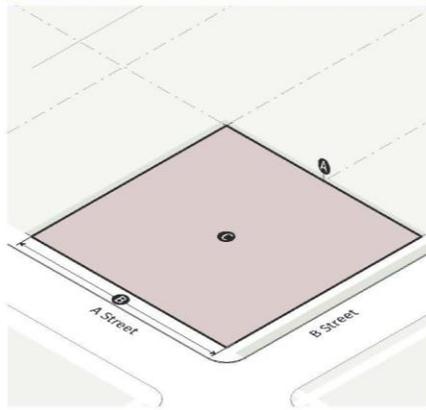
Use Category: Specific Use	Downtown Core						Definition/ Standards
	D-RA	D-RM	D-CX	D-SH	D-CIV	D-PK	
<b>Public/Institutional Uses</b>							
<b>Parks and Open Space, except as listed below:</b>	P	P	P	P	P	P	38-738.(2)B.
Cemetery	--	--	--	--	SC	SC	38-521/522
Golf course	--	--	--	--	--	--	--
<b>Utilities</b>							38-738.(2)C.
Minor utilities	P	P	P	P	P	P	
Major utilities	--	--	--	--	--	--	
<b>Wireless Communications</b>	SZ	SZ	SZ	SZ	SZ	--	38-568.(16)
<b>Commercial Uses</b>							
<b>Adult-Oriented Business</b>	--	--	SZ	SZ	--	--	38-738.(3)A. 38-568.(18)
<b>Animal Care</b>							38-738.(3)B.
Animal care, indoor	--	--	P	P	--	--	
Animal care, outdoor	--	--	--	--	--	--	
<b>Day Care</b>	SZ	SZ	P	P	P	--	38-738.(3)C.
<b>Indoor Recreation</b>	--	--	P	P	--	--	38-738.(3)D.
<b>Medical, except as listed below:</b>	--	--	P	P	--	--	38-738.(3)E.
Hospital	--	--	SZ	--	--	--	38-568.(19)
<b>Office</b>	--	--	P	P	--	--	38-738.(3)F.
<b>Outdoor Recreation</b>	--	--	--	--	--	--	38-738.(3)G.
<b>Overnight Lodging</b>							38-738.(3)H.
Bed and Breakfast	P	P	P	P	--	--	
Hotel, motel	--	--	P	--	--	--	
Short-term rental	SZ	SZ	P	P	--	--	38-568
Travel trailer camp or other camping facility	--	--	--	--	--	--	
<b>Parking</b>							38-738.(3)I.
Commercial parking	--	--	SZ	SZ	--	--	38-568
Remote (off-site) parking	--	P	P	P	SZ	--	38-568
<b>Passenger Terminal</b>	--	--	P	P	--	--	38-738.(3)J.
<b>Personal Service</b>	--	--	P	P	--	--	38-738.(3)K.
<b>Restaurant, except as listed below:</b>	--	--	P	P	--	--	38-738.(3)L.
Late night entertainment/ event facility, nightclub	--	--	SC	SC	--	--	38-527

KEY: P = Permitted L = Limited Use SZ = Special Exception from the Board of Zoning Appeals Required  
SC = Special Exception from City Council Required -- = Not Permitted

# What are the STANDARDS for your property?

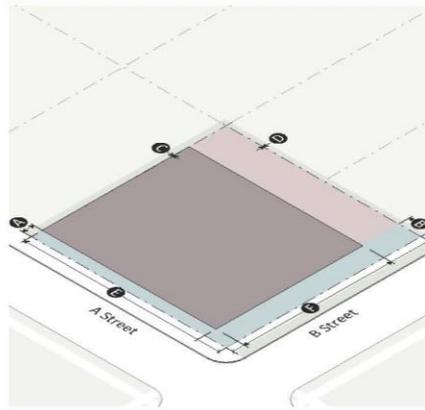
DOWNTOWN CORE | D-CX | Commercial Mixed Use Zone

## (2) LOT PARAMETERS



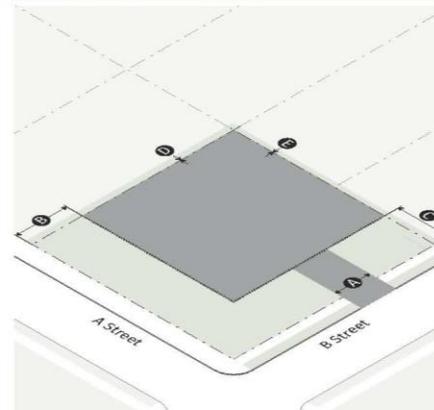
Lot	A Area	B Width
Hybrid	n/a	n/a
<b>Specifications</b>		
<b>C</b> Building coverage	100% max	

## (3) BUILDING PLACEMENT



Building Setbacks	
<b>A</b> A Street	0' min/5' max
<b>B</b> B Street	0' min/10' max
<b>C</b> Side: common lot line	0' min
<b>D</b> Rear: common lot line	0' min
Lot Frontage	
<b>E</b> A Street	90% min
<b>F</b> B Street	80% min

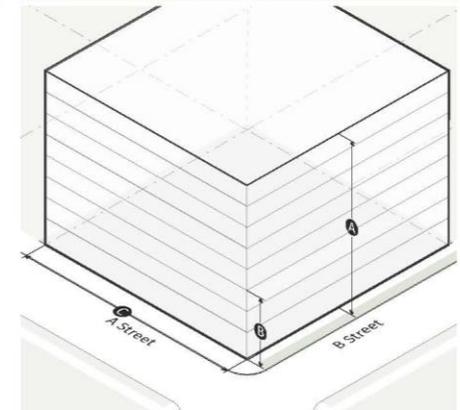
## (4) ACCESS/PARKING LOCATION



Access (see Sec. 38-698.(3)A.)	
A Street: new curb-cuts allowed per lot	None
B Street: distance between curb-cuts on same lot	100' min
<b>A</b> Driveway width in setback	20' max
Parking Setbacks (see Sec. 38-698.(3)B.)	
<b>B</b> A Street	30' min
<b>C</b> B Street	30' min
<b>D</b> Side: common lot line	0' min
<b>E</b> Rear: common lot line	0' min

Commercial Mixed Use Zone | D-CX | DOWNTOWN CORE

## (5) HEIGHT AND MASS



Building Height	
<b>A</b> Maximum height	
D-CX-5	5 stories/60' max
D-CX-6	6 stories/75' max
D-CX-8	8 stories/100' max
D-CX-12	12 stories/150' max
<b>B</b> Minimum height	
D-CX-5, D-CX-6	2 stories min
D-CX-8	3 stories min
D-CX-12	4 stories min
Building Mass	
<b>C</b> Street-facing building length	300' max

# Public Realm Standards:

## (6) PUBLIC REALM



The public realm standards below apply to all streets, unless noted otherwise.

	Residential Ground Floor	Nonresidential Ground Floor
<b>Transparency</b>		
<b>A</b> Ground story	30% min	50% min
<b>B</b> Upper story	25% min	25% min
<b>C</b> Blank wall length	30' max	30' max
<b>Story Height</b>		
<b>D</b> Ground floor elevation	16' min/ 5' max	0' min/ 2' max
<b>E</b> Ground story: floor to floor	12' min	15' min
<b>F</b> Upper story: floor to floor	9' min	9' min
<b>Pedestrian Access</b>		
<b>G</b> Entrance facing primary street	Required	Required
<b>H</b> Entrance spacing along primary street	75' max	100' max
<b>Building Elements Allowed</b>		
Awning/canopy	◆	◆
Balcony	◆	◆
Forecourt	◆	◆
Gallery		◆
Porch	◆	
Stoop	◆	

### Setbacks

<b>I</b> A Street	0' min/5' max
<b>J</b> B Street	0' min/10' max

### Sidewalk\*

<b>J</b> Clear pedestrian zone	
A Street	10' min
B Street	6' min

### Street Tree/Furniture Zone\*

<b>K</b> Street tree/furniture zone depth	6' min
Street tree planting type	
A street	Tree pit
B street	Verge/tree pit
Tree spacing	30' avg. on-center

\*Where there is insufficient ROW to meet the minimum requirements, the Director of Codes Administration may approve modifications (see Sec. 38-696.4)).

# General Standards

- ▶ Use Provisions
- ▶ Parking & Access
- ▶ Landscape
- ▶ Signs
- ▶ Site Lighting

# Use Provisions

- Residential
- Public / Institutional
- Commercial
- Industrial
- Agriculture
- Accessory Uses



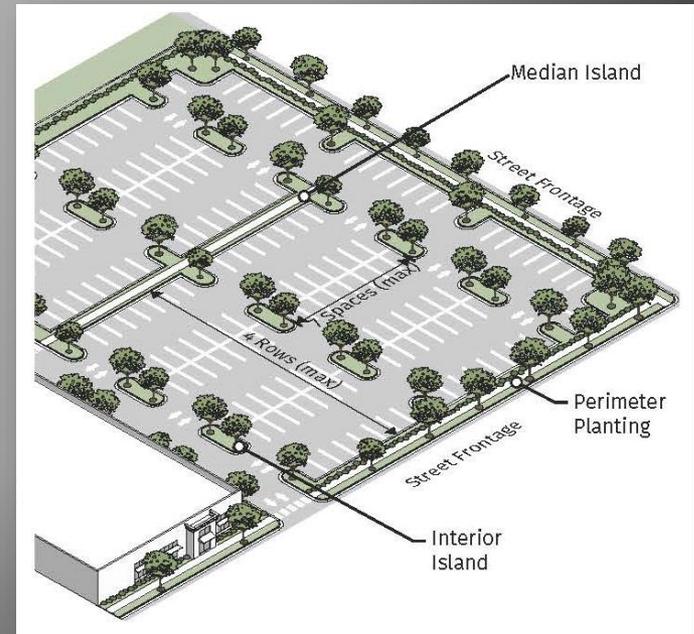
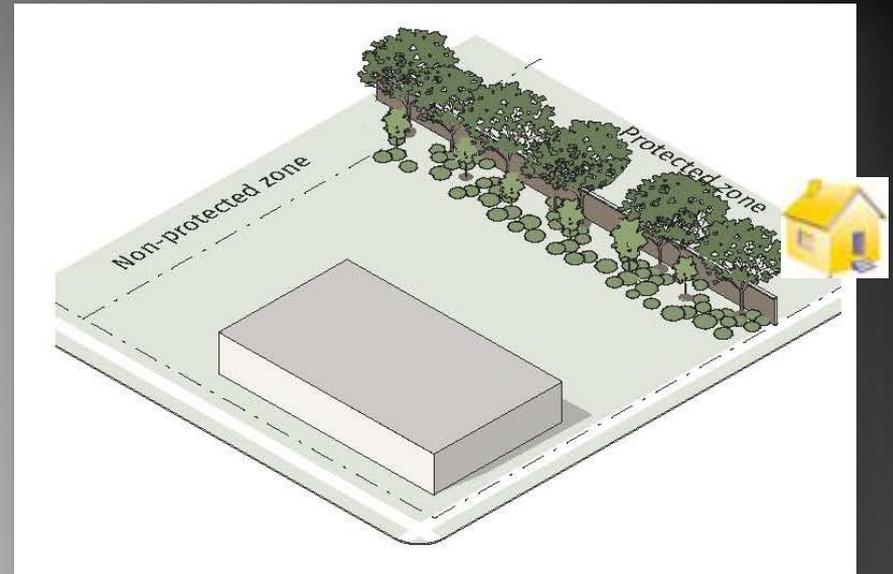
# Parking & Access

- Applicability
- Pedestrian Connections
- Vehicle Parking
- Bicycle Parking
- Parking Lot Access & Design
- Vehicle Stacking
- Vehicle Loading



# Landscape

- Applicability
- Buffers
- Parking Lots
- Structural Screening
- Plant Material
- Walls & Fences
- Maintenance



# Signs

- Ground Floor Building Signs
- Skyline Signs
- Monument (Ground) Signs
- Other Signs



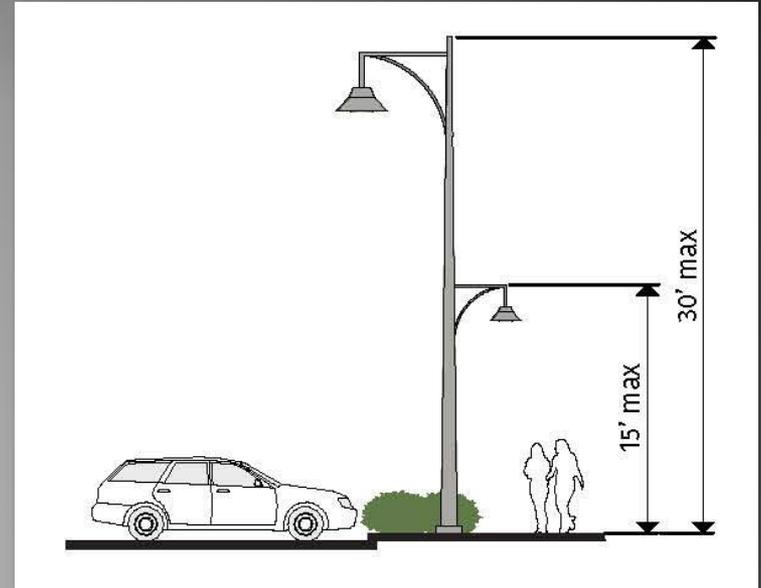
1.5 SF of Signs per linear foot of a building side

40 SF = Maximum size of any one ground floor building sign

Skyline Signs: Buildings over 4 stories may have one 300 SF sign near the top.

# Site Lighting

- Applicability
- Light Levels
- Prohibited Sources
- Design & Installation
- Parking & Pedestrian Areas
- Flood Lights & Flood Lamps
- Vehicular Canopies
- Building Lighting



# Questions

# Changes to the Code

# Map Changes

## PC Recommendation

■ Approve

■ Deny

■ Deferred 30 days

ITEM NO.	APPLICANT'S NAME	PROPERTY ADDRESS	PARCEL NUMBER	ORIGINALLY PROPOSED FBC ZONE	REQUESTED ZONE	STAFF RECOMMENDATION	PLANNING COMMISSION RECOMMENDATION	CITY COUNCIL ACTION
A	Joe DeGaetano	50 Frazier Avenue	135E D 010	E-SH-3	E-SH-4	E-SH-3	E-SH-4	
B	Bill Matthews	102 Tampa Street	135E K 021	E-SH-3 and E-RA-2 <i>(Split Zone)</i>	C-7 (or E-SH-4)	E-SH-3 <i>(Remove Split Zone)</i>	E-SH-4	
C	Ben Bowers	108 Baker Street	135E K 007	E-SH-3 and E-RA-2 <i>(Split Zone)</i>	E-RA-2	E-SH-3 and E-RA-2 <i>(Split Zone)</i>	E-RA-2 <i>(Remove Split Zone)</i>	
D	Jay Heavilon	110 East Main Street (No street number) Rossville Avenue	145LD E 003 145LD E 005	U-SH-4 U-CX-4	U-SH-4 U-SH-4	U-SH-4 U-SH-4	U-SH-4 U-SH-4	
E	Tom Farnam and Judith Mogul	110 River Street	135E D 013	R-PK	R-RV-4	R-RV-4	R_RV-4	
F	William Wise, represented by Ron Feldman	120 Market Street	135L B 008	D-SH-6 and D-RM-4 <i>(Split Zone)</i>	D-SH-6 <i>(for entire parcel)</i>	D-SH-6 <i>(Remove Split Zone)</i>	D-SH-6 <i>(conditioned to 4 stories)</i>	
G	Thomas Hickey	210 West 19 <sup>th</sup> Street 1908 Cowart Street 1911 Williams Street (No street #) Williams St	145K N 014 145K N 013 145K N 009 145K N 008	U-RA-3 U-RA-3 U-RD-2 U-RD-2	U-CX-4 U-CX-4 U-CX-4 U-CX-4	U-RA-3 U-CX-3 U-CX-3 U-CX-3	U-CX-3 U-CX-3 U-CX-3 U-CX-3	
H	Edward R. (Ned) Weigel	305 West Manning Street	135C S 018	E-RA-3	E-CX-4	E-CX-3	E-CX-3	
I	Validum LLC, represented by Welden Bolin	407 East 5 <sup>th</sup> Street	135M H 030	U-RM-3	U-CX-4	U-CX-4	U-CX-4	
J	Beth Soloff	427 East 5 <sup>th</sup> Street	135M H 028	U-RM-3	U-CX-3	U-CX-4	U-CX-3	
K	Jeanne Trehwitt	711 North Market Street 713 North Market Street 715 North Market Street (No street #) N. Market St	135D A 032 135D A 031 135D A 030 135D A 029	E-RA-3 E-RA-3 E-RA-3 E-RA-3	E-CX-3 E-CX-3 E-CX-3 E-CX-3	E-RA-3 E-RA-3 E-RA-3 E-RA-3	Defer 30 days <i>(Will be heard at June 13 Planning Commission meeting)</i>	
L	Sandi Dahl	818 M L King Boulevard	146H N 009	U-RA-3	U-RD-2	U-RA-3	U-RD-2	
M	Dick LaFollette	821 East 11 <sup>th</sup> Street 814-817 East 10 <sup>th</sup> Street	146H P 037 146H P 008	U-IX-4 U-RD-2	U-IX-4 U-IX-4	U-IX-4 U-RD-2	U-IX-4 U-RD-2	
N	Jean Smith, representing MLK Neighborhood Association	913 East M L King Boulevard	146H M 017	U-CX-3	U-RA-3	U-RA-3	U-RA-3	
O	Andrew Hausler (Gateway Professional Building Inc.)	1001 Carter Street	145C E 002	U-IX-6	D-CX-12	D-CX-12 <i>(Requires Context boundary change)</i>	D-CX-12	
P	Paul Rhudy (Commercial Properties Group)	1400 Madison Street	145L H 002	U-RA-3	U-CX-3	U-CX-3	U-CX-3	
Q	John and Peggy Petrey	1427 Jefferson Street 1423 Jefferson Street 1428 Adams Street	145L G 008 145L G 007 145L G 008.01	U-CX-3 U-RD-2 U-RA-3	U-CX-3 U-CX-3 U-CX-3	U-CX-3 U-CX-3 U-CX-3	U-CX-3 U-CX-3 U-CX-3	
R	Tom Zavala	1511 Jefferson Street	145L J 022	U-RA-3	U-RM-3	U-RA-3	Defer 30 days to confer with Staff	

# Map Changes

## PC Recommendation

 Approve

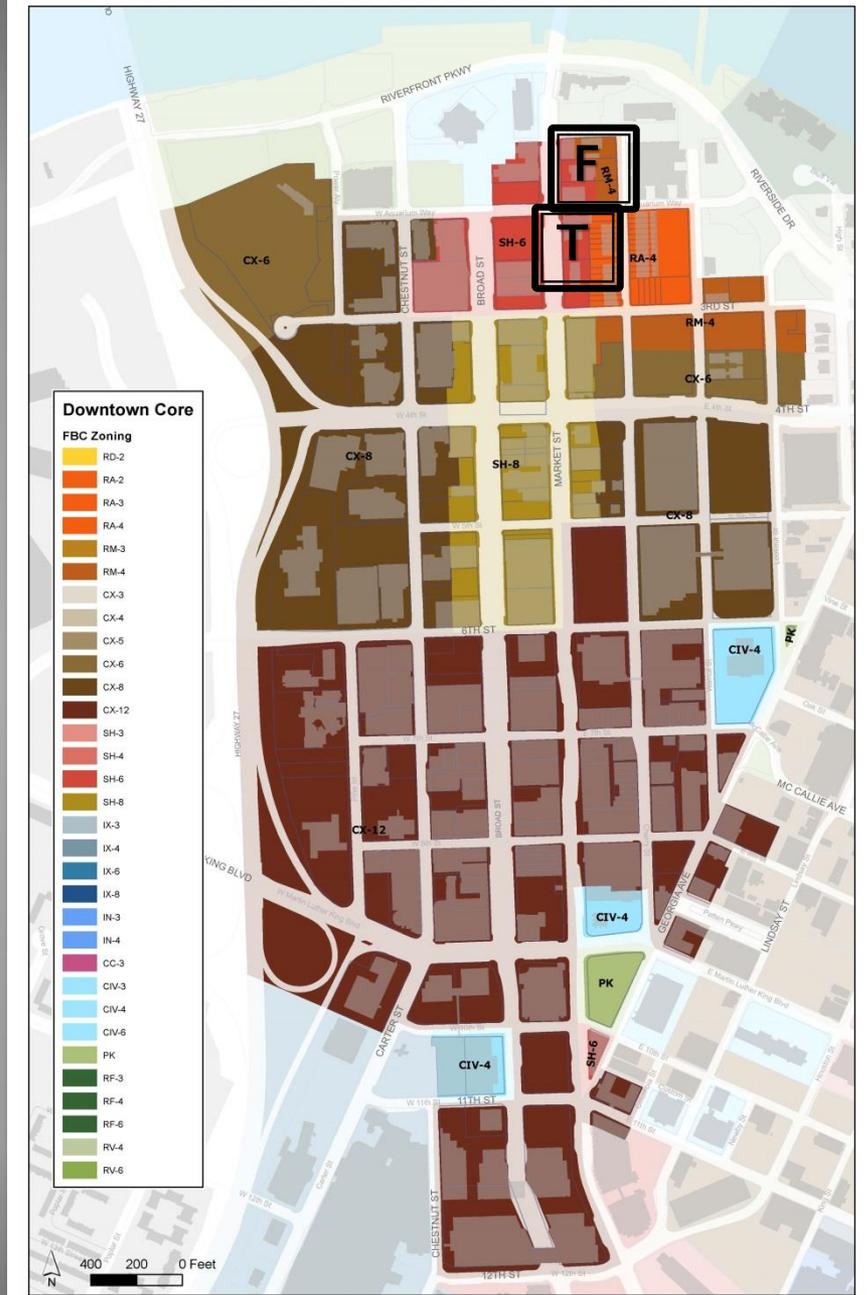
 Deny

 Deferred 30 days

ITEM NO.	APPLICANT'S NAME	PROPERTY ADDRESS	PARCEL NUMBER	ORIGINALLY PROPOSED FBC ZONE	REQUESTED ZONE	STAFF RECOMMENDATION	PLANNING COMMISSION RECOMMENDATION	CITY COUNCIL ACTION
S	Validus LLC, represented by Welden Bolin	1919 Rossville Avenue	145M N 001	U-RM-3	U-IX-3	U-IX-3	U-IX-3	
	The following requests were made during the May 9 Planning Commission Meeting. All were deferred 30 days and will be considered at the June 13 Planning Commission meeting.							
T	Narendra K Madan	200 Market Street	135M A 006	D-SH-6 and D-RA-4 (Split Zone)	D-SH-6 (for entire parcel)	D-SH-6 and D-RA-4 (Retain Split Zone)	Defer 30 days	
U	Ken DeFoor	600 River Street	135E N 022	R-RF-6	Remove from FBC boundary	R-RF-6	Defer 30 days	
V	Dell Peoples, Great Spaces Group LLC	1440 Adams Street	145L G 014	U-RA-3	U-CX-3	U-CX-3	Defer 30 days	
W	Randall Addison	425 West Bell Avenue 427 West Bell Avenue	135C J 029.01 135C J 029	Not included in FBC boundary Not included in FBC boundary	Add to FBC boundary Add to FBC boundary	E-RD-2 E-RD-2	Defer 30 days	
X	Bruce Williams (per C. Henderson)	610 West Manning St	135C M 018	E-IN-3	Remove from FBC boundary	E-IN-3	Defer 30 days	
Y	Danny Daniel (per C. Henderson)	611 West Manning St	135C M 002	E-IN 3	Remove from FBC boundary	E-IN-3	Defer 30 days	

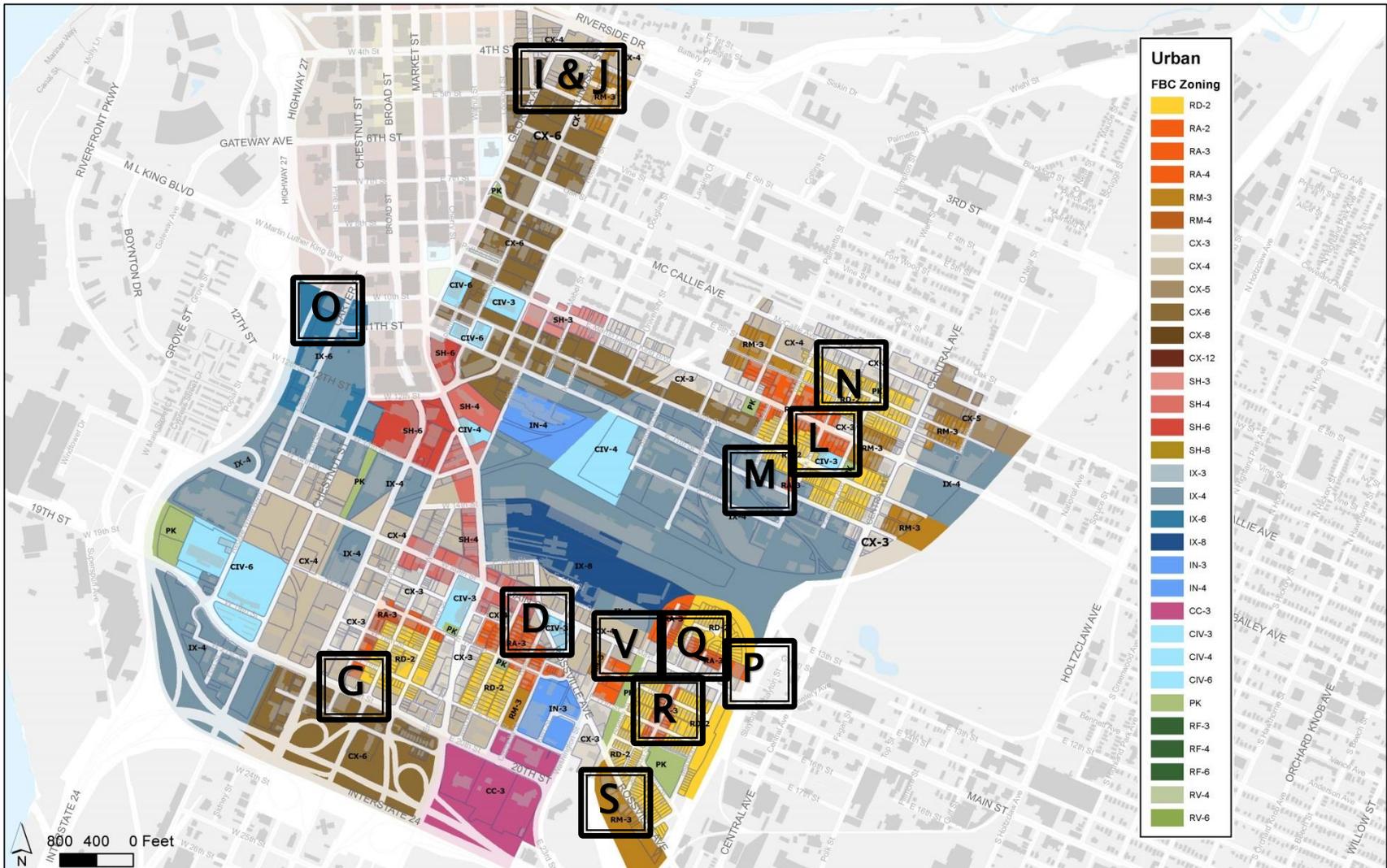
# Map Changes

## Downtown Core



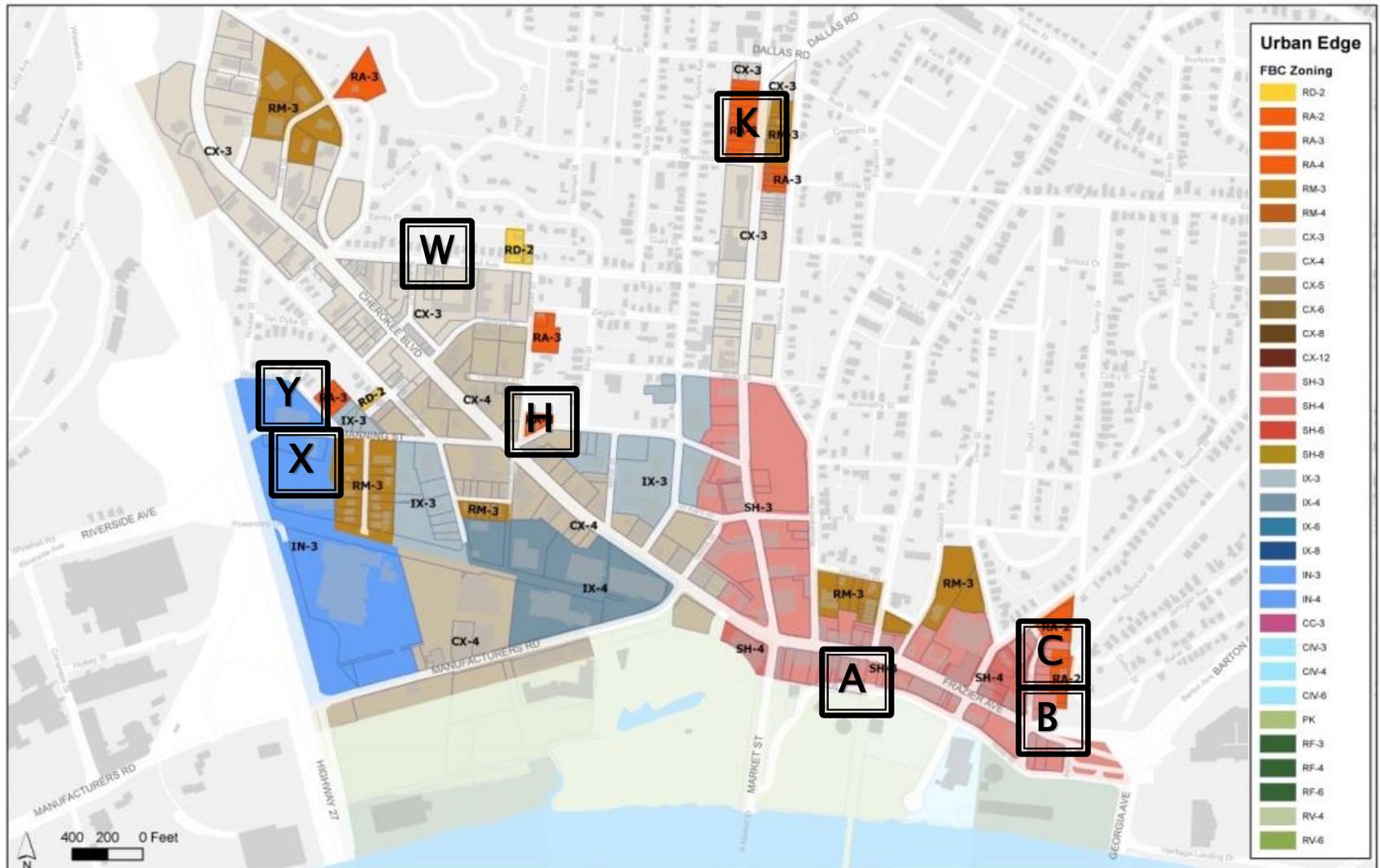
# Map Changes

## Urban



# Map Changes

## Urban Edge

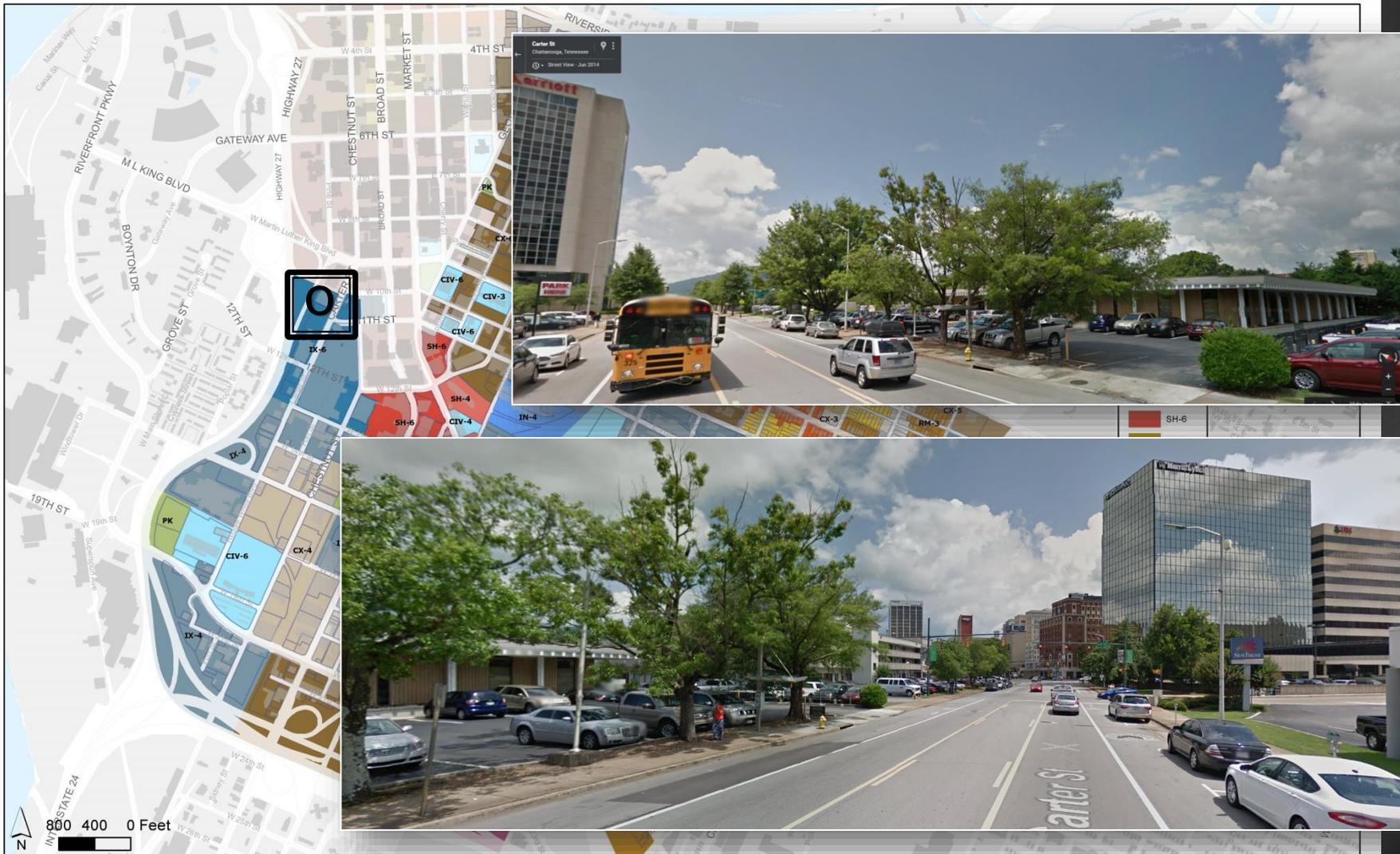


# Map Changes

River



# Map Changes



# Text Changes

	DIVISION	TEXT CHANGES	SECTION/PAGE REFERENCE
1	Introductory Provisions	Add a 6-month Grace Period, with review by Planning Commission and City Council.	38-692 (3) Page 1-2
2	Introductory Provisions	Add an annual Review of the FBC.	38-692 (9) Page 1-4
3	Administrati on	Limit Staff-approved Minor Modifications to the specific request.	38-696 (4) B. Page 2-4
4	Rules for All Zones	ADU's allowed in RA zone; illustrate in diagram.	38-697 (5) A. Page 3-5
5	Rules for All Zones	Exempt single-unit living from requirement for pedestrian spaces in setbacks greater than 5 feet.	38-698 (2)C. 2 Page 3-13
6	Rules for All Zones	Clarify how to measure "average grade."	38-698(4) A.2. Page 3-18

# Text Changes

	DIVISION	TEXT CHANGES	SECTION/PAGE REFERENCE
7	District Standards	Lower the minimum residential ground floor elevation.	38-700(6)d, etc. Page 4-6, etc.
8	District Standards	Lower the minimum ground story floor-to-floor height.	38-700 (6) D. Page 4-6
9	Parking & Access	Reinstate minimum parking standards.	38-741 (1) Page 9-2 & 9-3
10	Parking & Access	Change the basis for Industrial parking requirements to number of workers.	38-741 (1) B. Page 9-3
11	Parking & Access	Lower the minimum drive aisle widths for parking lots.	38-743 (4) B. Page 9-5
12	Landscape	Provide an exemption for small parking lots.	38-748 (1) Page 10-3
13	Signs	Address temporary signs.	38-754 (4) Page 11-3

# Changes to Parking Standards

Urban



Suburban



Public Garages, On-Street, Transit

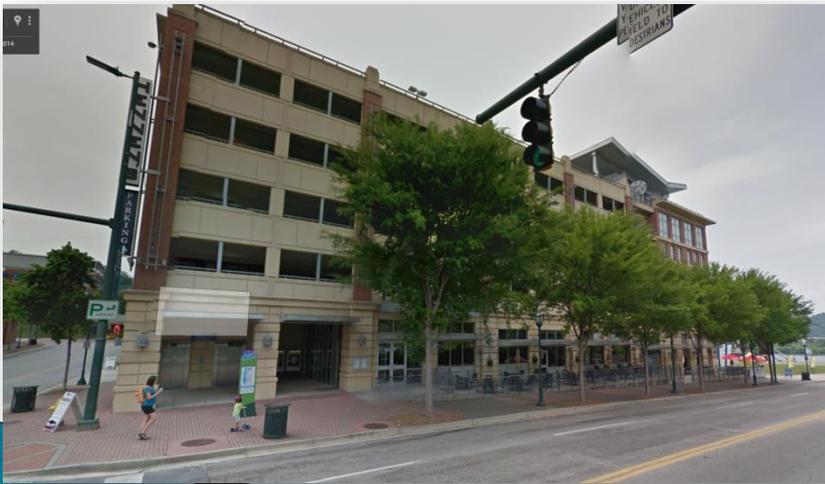
# Changes to Parking Standards



# Previous Parking Recommendations

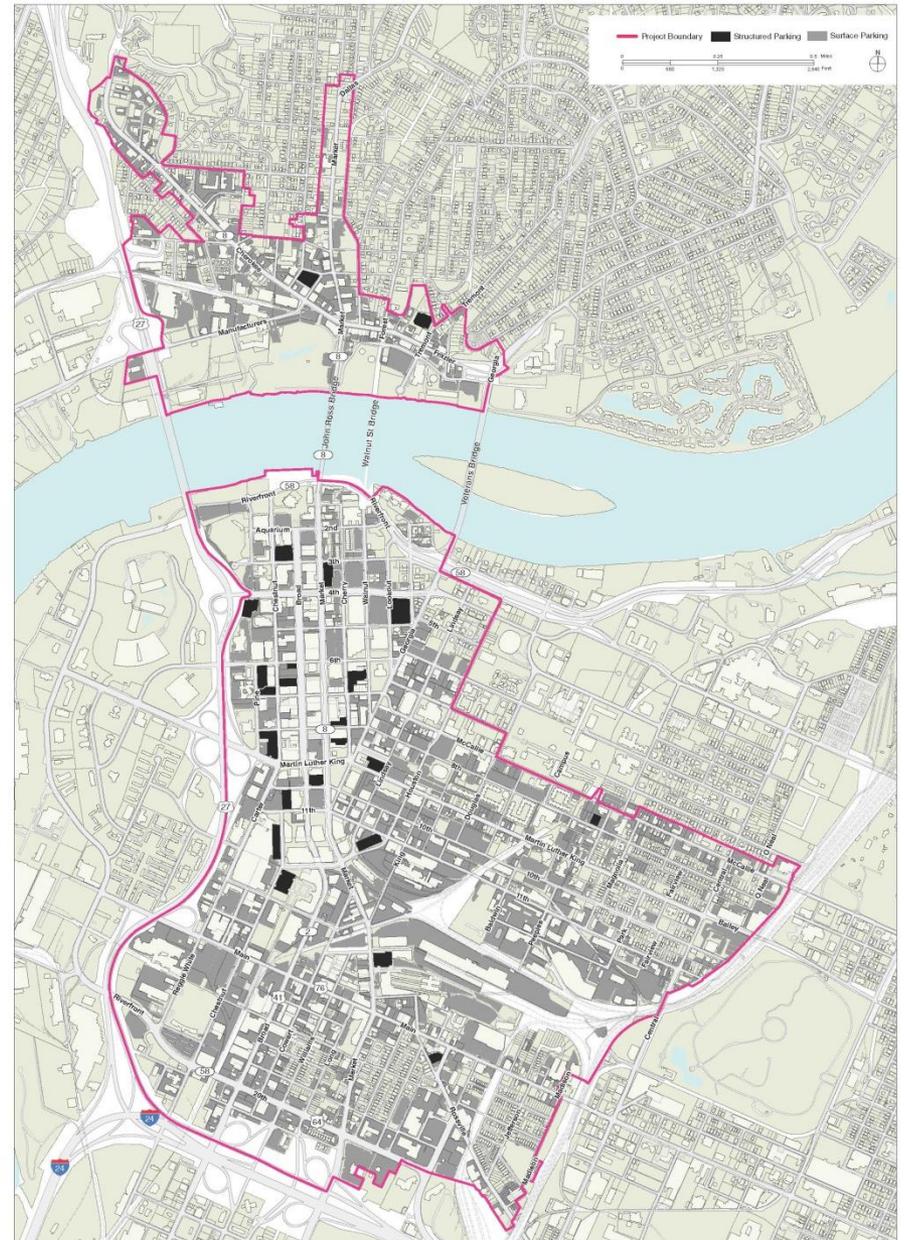
**NO Maximums and NO Minimums**

**Required Long-Term Bicycle Parking**



# Public Parking Spaces

CONTEXT	AVAILABLE SPACES
Urban Edge + River (north)	372
River (south)	284
Downtown Core	1,746
Urban (Southside)	442



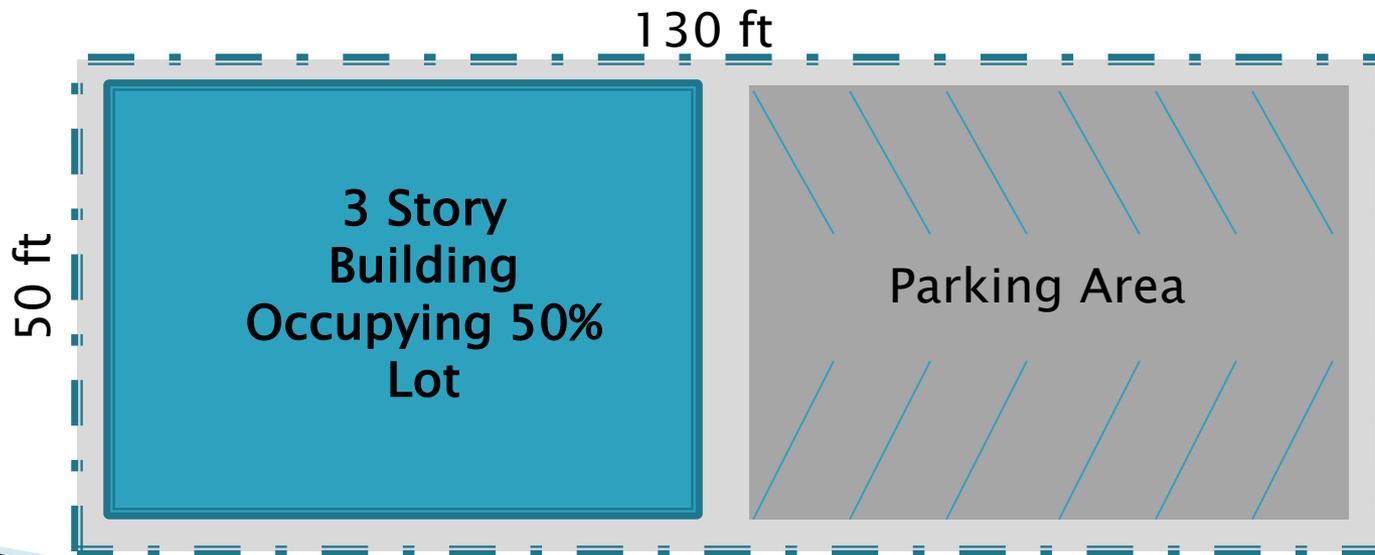
# Comparing the Contexts

	<b>DOWNTOWN CORE</b>	<b>RIVER/URBAN/ URBAN EDGE</b>
<b>Scale</b>	3-12 stories	Mostly 2-4 stories
<b>Site Coverage</b>	80-100%	50-80%
<b>Availability of Structured / Shared Parking</b>	Multiple public/private parking structures and surface parking lots	Some public/private parking structures, but not throughout each district
<b>Availability of Transit</b>	Several transit lines (Market, Broad, MLK, 3 <sup>rd</sup> ) and Shuttle (Market/Broad)	Transit (N. Market, MLK and Broad) and Shuttle (Frazier)

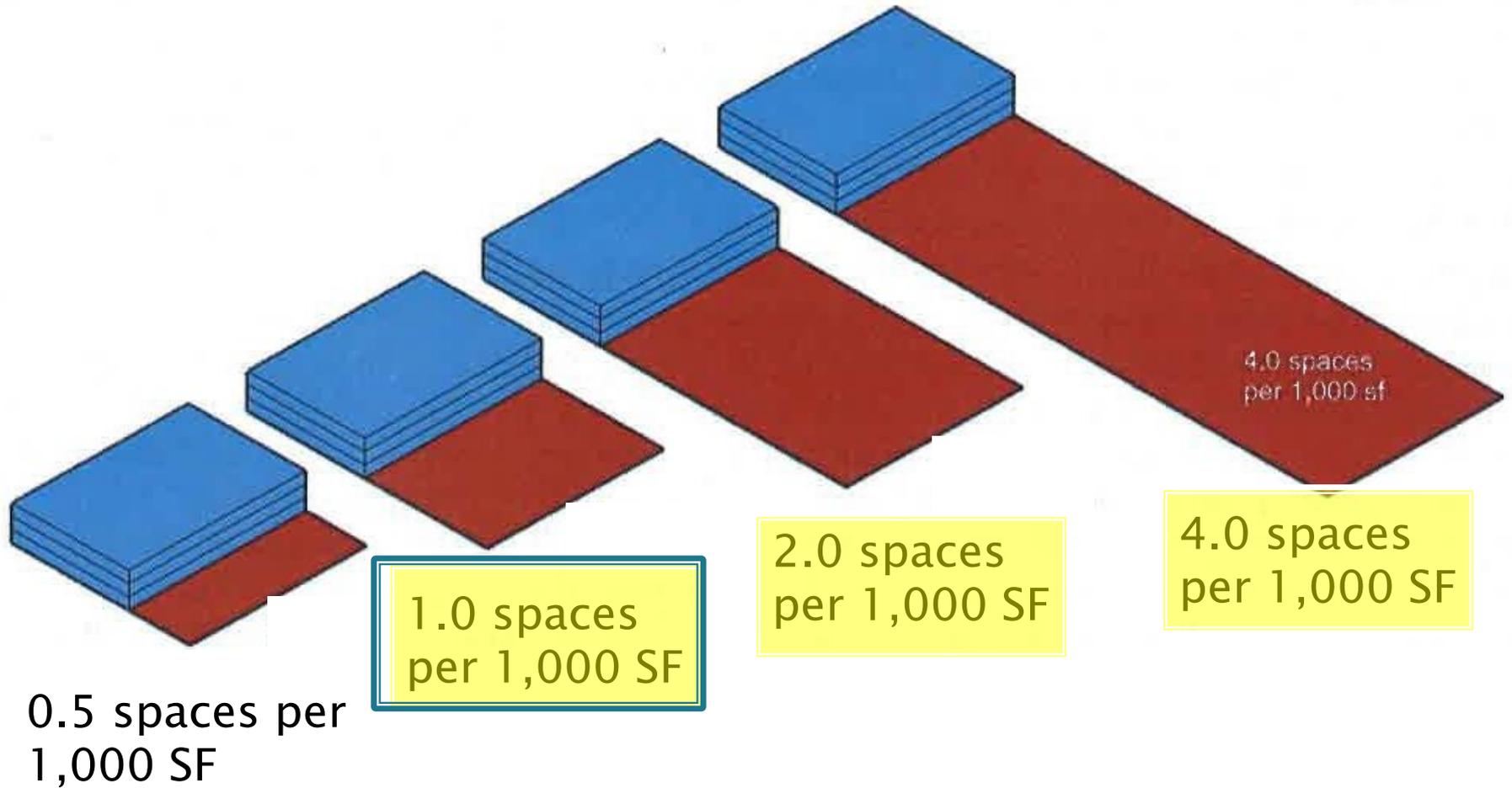
- Maintain no parking minimums in downtown core
- Require parking minimums in other Contexts, but calibrate to lot sizes, frontage conditions, and minimum desired building coverage.

# Building and Lot Patterns

	Main Street	MLKing Blvd	Frazier Ave	Cherokee Blvd
<b>Lot Frontages</b>	40-50 ft	45-70 ft	50 – 100 ft	50 – 100 ft
<b>Lot Depth</b>	130-140 ft	North – 140 ft South – 115 ft	50-188 ft	120 – 130 ft
<b>Building / Site Occupancy</b>	25-95%	40-90%	30 – 90%	10 – 95%



Parking Ratio = 1 space per 1,000 sf



- 3-story building
- Surface parking lot

# New Parking Recommendations

Use	Minimum # of Spaces
Multi-unit living (3 or more units in a single structure)	0.75 per unit
Live / work unit	1 per unit
Commercial	1 per 1,000 SF of gross leasable area
Industrial	0.75 for every 2 workers on the combined 2 largest successive shifts



# Bicycle Parking



# **Downtown Parking & Mobility Forum**

**Thursday, June 2**

**5:30 – 7:30pm**

**Downtown Public Library, 4<sup>th</sup> floor**



# Effective Date ?

## Grace Period

- 6 months
- Staff Report on all cases
- Reviewed by Planning Commission & City Council

# Tentative Schedule

June 2

Public Forum – Parking & Mobility

*5:30 – 7:30PM*

*Downtown Public Library*

June 7

City Council Public Hearing

*3:00pm*

*City Council Building, 1000 Lindsay Street*

June 13

Planning Commission – Deferred Map Changes

*1:00PM*

*Hamilton County Courthouse*

June 14

City Council (first reading)

*6:00PM*

*1000 Lindsay Street*

June 21

City Council (second reading)

*6:00PM*

*1000 Lindsay Street*

# Questions

	Main St	M.L. King Blvd	Frazier	Cherokee
<b>Test Lot</b>	50 ft (front) 130 ft (depth)	50 ft (front) 140 ft (depth)	50 ft (front) 140 ft (depth)	100 ft (front) 130 ft (depth)
<b>Lot Square Footage</b>	6,500 sqft	7,000 sqft	7,000 sqft	13,000 sqft
<b>50% Building</b>	3,250 sqft	3,500 sqft	3,500 sqft	6,500 sqft
<b>Rear Parking Yield</b>	10 spaces	10 spaces	10 spaces	20 spaces
<b>1 story Parking Ratio</b>	3.08 spaces Per 1000 sqft	2.86 spaces Per 1000 sqft	2.86 spaces Per 1000 sqft	3.08 spaces Per 1000 sqft
<b>2 story Parking Ratio</b>	1.54 spaces Per 1000 sqft	1.43 spaces Per 1000 sqft	1.43 spaces Per 1000 sqft	1.54 spaces Per 1000 sqft
<b>3 Story Parking</b>	1.03 spaces	.95 spaces Per 1000	.95 spaces Per 1000	1.03 spaces

50 ft

130 ft

BUILDING  
50 ft x 65  
ft = 3,250  
sqft

- Maximum Depth left for Parking (65 ft)
- Minimum Depth for 2 rows parking + Aisle (18 + 22 + 18) = 58 ft
- Minimum Parking Stall Width = 9 ft