

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:

1. 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?*