



CITY OF
TUMWATER

**PLANNING COMMISSION
MEETING AGENDA**

**Online via Zoom and In Person at
Tumwater Fire Department
Headquarters, Training Room, 311 Israel
Rd. SW, Tumwater, WA 98501**

**Tuesday, December 10, 2024
7:00 PM or shortly thereafter**

1. Call to Order
2. Roll Call
3. Commissioner Anthony Varela Thank You
4. Changes to the Agenda
5. Approval of Minutes
6. Commissioner's Reports
7. Manager's Report
8. Public Comment
9. Ordinance No. O2024-008, General Commercial Residential Mixed Use Amendments
10. Next Meeting Date - 12/24/24 meeting is cancelled, the next Planning Commission meeting is 1/14/25
11. Adjourn

Meeting Information

The public are welcome to attend in person, by telephone or online via Zoom.

Watch Online

https://us02web.zoom.us/webinar/register/WN_OevXfkvbQRyzYsdEakBBHw

Listen by Telephone

Call (253) 215-8782, listen for the prompts, and enter the Webinar ID 828 0377 0526 and Passcode 373838.

Public Comment

The public is invited to attend the meeting and offer comment. The public may register in advance for this webinar to provide comment:

https://us02web.zoom.us/webinar/register/WN_OevXfkvbQRyzYsdEakBBHw

After registering, you will receive a confirmation email containing information about joining the webinar.

The public may also submit comments prior to the meeting by sending an email to: cdd@ci.tumwater.wa.us. Please send the comments by 1:00 p.m. on the date of the meeting. Comments are submitted directly to the Commission Members and will not be read individually into the record of the meeting.

If you have any questions, please contact Planning Manager, Brad Medrud at (360) 754-4180 or bmedrud@ci.tumwater.wa.us.

Post Meeting

Audio of the meeting will be recorded and later available by request, please email CityClerk@ci.tumwater.wa.us.

Accommodations

The City of Tumwater takes pride in ensuring that people with disabilities are able to take part in, and benefit from, the range of public programs, services, and activities offered by the City. To request an accommodation or alternate format of communication, please contact the City Clerk by calling (360) 252-5488 or email CityClerk@ci.tumwater.wa.us. For vision or hearing impaired services, please contact the Washington State Relay Services at 7-1-1 or 1-(800)-833-6384. To contact the City's ADA Coordinator directly, call (360) 754-4128 or email ADACoordinator@ci.tumwater.wa.us.

What is the Planning Commission?

The Tumwater Planning Commission is a citizen advisory commission that is appointed by and advisory to the City Council on the preparation and amendment of land use plans and implementing ordinances such as zoning. Actions by the Planning Commission are not final decisions; they are Commission recommendations to the City Council who must ultimately make the final decision. If you have any questions or suggestions on ways the Commission can serve you better, please contact the Community Development Department at (360) 754-4180.

Decorum Statement

Welcome to the Planning Commission meeting. We thank you for attending.

The City Council encourages community engagement in local government and provides a variety of ways to participate.

The Chair of the Planning Commission will be responsible for conducting orderly and efficient meetings within the scheduled time. To accomplish that, the Chair will maintain order and decorum and can regulate inappropriate debate, repetitious discussion, and disruptive behavior when needed.

The Chair will recognize those that wish to speak and may limit the time allowed for individual comments. City staff will record questions and comments during the meeting. If an issue or question cannot be addressed during the meeting, City staff will address the issue or respond to the question by following up with the individual.

We respectfully request that attendees refrain from disruptions during the meeting and comply with decorum rules.

Thank you for participating.

TO: Planning Commission
FROM: Brad Medrud, Planning Manager
DATE: December 10, 2024
SUBJECT: Ordinance No. O2024-008, General Commercial Residential Mixed Use Amendments

1) Recommended Action:

Conduct a public hearing, take public testimony, and forward a recommendation of approval to the City Council on Ordinance No. O2024-008.

2) Background:

In response to a potential development proposal the City would like to clarify its regulations TMC in Chapter 18.22 GC General Commercial about multifamily development in the General Commercial zone district.

The Planning Commission met on November 26, 2024, for a briefing on the ordinance.

3) Alternatives:

None.

4) Attachments:

- A. Staff Report
- B. Ordinance No. O2024-008
- C. Presentation

STAFF REPORT

Date: December 10, 2024
To: Planning Commission
From: Brad Medrud, Planning Manager



General Commercial Residential Mixed Use Amendments

In response to a potential development proposal, the City is clarifying uses and development standards found in TMC Chapter 18.22 *GC General Commercial* regarding multifamily development in the General Commercial zone district.

The intent of the Planning Commission meeting on Tuesday, December 10, 2024, is to conduct a public hearing on the ordinance, after the conclusion of its joint work session with the City Council that starts at 6 p.m. The Planning Commission was briefed on the ordinance on November 26, 2024.

1. Proposed Amendments to TMC 18.22 GC General Commercial

A. Purpose

This section describes the purpose for the proposed amendments and provides the proposed language in Ordinance No. O2024-008.

The amendments are intended to clarify that new multifamily uses in the General Commercial zone district should be part of a larger mixed use development having both residential and non-residential uses and instead of requiring a minimum height of five stories of the use, set a minimum density of 40 dwelling units per acre for such multifamily uses. The amendments also establish standards for ensuring that both residential and non-residential uses are developed as part of such projects. Currently there is not a minimum density for residential uses in the General Commercial zone district, nor is there a requirement that they be a part of a mixed use development.

The amendments also simplify the approval process required for the use by removing the requirement for a conditional use permit and public hearing, which in turn addresses the issue of reducing unnecessary barriers to housing. This change reflects that commercial uses of a similar or higher intensity currently do not require a conditional use permit.

In responding to State requirements that the City allow for the construction of housing affordable to all economic classes, the City is planning for 5,694 housing units for those under 80% Area Median Income (AMI) in the next twenty years.

Based on state guidance, housing for those under 80% AMI will need be in high density multifamily developments, such as larger multifamily developments. Based on state guidance, middle housing types, such as fourplexes, triplexes, duplexes, cottage housing, stacked units, and rowhouses and townhomes, do not provide the densities the City needs to support housing for those under 80% AMI.

B. Proposed Amendments

The new use is proposed to be added to the list of uses permitted outright in the General Government zone district in TMC 18.22.020.

18.22.020 Permitted uses.

Uses permitted in the GC district are as follows:

[...]

T. The following multifamily residential:

1. Multifamily residential structures with a minimum density of forty dwelling units per acre that are part of a mixed use development in the same structure or site.

2. Multifamily residential structures consisting of a minimum of three and a maximum of four stories on sites within one-quarter mile of a degree-granting state education facility. A minimum density of fourteen dwelling units per acre shall be provided. Calculation of density is based on the portion of the site devoted to residential and associated uses (e.g., dwelling units; private community clubs; open space; stormwater detention, treatment and infiltration). The following land is excluded from density calculations:

A1. Land that is required to be dedicated for public use as open space, right-of-way, or land on which development is prohibited by TMC Title 16, Environment, and land that is to be used for private roads. Provided, that portion of park and open space areas that consists of stormwater facilities and that is designed for active and/or passive recreational purposes in accordance with the drainage design and erosion control manual for Tumwater shall not be excluded from density calculations.

B2. Land that consists of lots devoted to uses other than residential and associated uses, including but not limited to churches, schools, and support facilities (except for stormwater detention, treatment and infiltration facilities);

[...]

The currently allowed “high rise residential (five stories or more)” conditional use is proposed to be removed from TMC 18.22.040.

18.22.040 Conditional uses.

Conditional uses in the GC district are as follows:

A. *Transportation terminals;*

~~B. *High-rise residential (five stories or more);*~~

~~B.C. *Wireless communication towers;**~~

~~C.D. *Schools;*~~

~~D.E. *Mini-storage facilities;*~~

~~E.F. *The following essential public facilities:*~~

~~1. *Emergency communication towers and antennas;**~~

~~2. *State education facilities;*~~

~~3. *Large scale state or regional transportation facilities;*~~

~~4. *Prisons, jails and other correctional facilities;*~~

~~5. *Mental health facilities (including but not limited to congregate care facilities; adult residential treatment facilities; evaluation and treatment centers);*~~

~~6. *Inpatient facilities including substance abuse facilities (including but not limited to: intensive inpatient facilities; long-term residential drug treatment facilities; recovery house facilities);*~~

~~F.G. *Private post-secondary education facilities;*~~

~~G.H. *Kennels;*~~

~~H.I. *Campgrounds.*~~

[...]

A new subsection is proposed to be added to the General Commercial zone district development standards in TMC 18.22.050 to establish standards for ensuring that both residential and non-residential uses are developed as part of such projects.

18.22.050 Development standards.

Development in the GC zone district must meet the following requirements:

A. *Site area: no minimum, except the lot shall be adequate to provide for required parking, yards and landscaping;*

B. *Lot coverage, maximum impervious surface: eighty-five percent of the total area of the lot;*

C. *Structure height: a maximum height of sixty-five feet; provided, however, that no structure shall penetrate imaginary airspace surfaces as defined by 14 C.F.R. Part 77. A map that provides detailed information on ground and imaginary airspace surface elevations is available for inspection in the community development department. Note: New multifamily*

or mixed use projects with a total of thirty or more dwelling units that provide thirty percent of those units as permanently affordable housing units would be allowed a maximum building height increase of ten feet, subject to imaginary airspace surface limitations. This would create a new maximum height limit of seventy-five feet. Projects providing permanently affordable housing units by this method would have to meet the requirements of TMC 18.42.140;

D. Yards.*

- 1. Front: no minimum setback,
- 2. Side: no minimum,
- 3. Rear: no minimum.

Where any structures or portions of structures are adjacent to any residential zoning district, the minimum structural setback shall be twenty feet. Where structures are constructed over one story, the setback of the structure from the adjacent property line or lines shall be increased by ten feet for every story above the ground level story of the proposed new building, and shall be screened from view in accordance with TMC Chapter 18.47.

E. Park and Open Space Area. New development in this zone district shall set aside land for park and open space area as specified in TMC 17.12.210 and 18.42.130 and the citywide design guidelines.

F. Mixed Use Development. Mixed use development must include both non-residential and multifamily residential uses that meet the following conditions:

1. Multifamily Residential Development.

a. Density. In the area of the project designated for multifamily residential development, multifamily residential development that is part of a mixed use development in the same structure or on the same project site shall have a minimum density of forty dwelling units per acre.

2. Non-Residential Development.

a. Non-residential uses in a mixed use development in the same structure must occupy twenty-five percent or more of the total square footage of the structure.

b. Non-residential uses in a mixed use development in the same project site must occupy forty percent or more of the total square footage of the project site.

* See Diagram 18.04.670, Yard Determination Diagram, in TMC 18.04.230, Y definitions.

2. Next Steps

A. SEPA Environmental Review of the Ordinance

An Environmental Checklist as a non-project action for the ordinance has been prepared under the State Environmental Policy Act (Chapter 43.21C RCW), pursuant to Chapter 197-11 WAC in October 2024, and a Determination of Non-Significance (DNS) was issued on November 22, 2024.

B. Planning Commission Review and Recommendation Process

The Planning Commission will hold a public hearing on the code amendments ordinance on December 10, 2024, which would occur after the completion of their joint work session with the City Council that starts at 6 p.m. It is expected that following the public hearing and deliberations, the Planning Commission will forward a recommendation on the ordinance to the City Council.

C. City Council Review and Approval Process

The General Government Committee is scheduled to be briefed on the Planning Commission's recommendation on the code amendments on January 8, 2025, and the City Council is scheduled to consider the proposed code amendments on January 21, 2025. The City Council will need to find that the provisions of the ordinance are in the best interest of and protect the health, safety, and welfare of the residents of the City.

ORDINANCE NO. O2024-008

AN ORDINANCE of the City Council of the City of Tumwater, Washington, amending Chapter 18.22 of the Tumwater Municipal Code to allow for high intensity mixed use residential uses in the GC General Commercial zone district as more particularly described herein.

WHEREAS, it was determined that Chapter 18.22 *GC General Commercial* of the Tumwater Municipal Code should be updated to allow for high intensity mixed use residential developments as permitted uses that preserve the general commercial capacity of the zone district; and

WHEREAS, this Ordinance meets the goals and requirements of the Growth Management Act; and

WHEREAS, the proposed amendments are consistent with the City's Comprehensive Plan; and

WHEREAS, the Attorney General *Advisory Memorandum and Recommended Process for Evaluating Proposed Regulatory or Administrative Actions to Avoid Unconstitutional Takings of Private Property* (October 2024) was reviewed and utilized by the City in objectively evaluating the proposed amendments; and

WHEREAS, this Ordinance was sent to the Washington State Department of Commerce on November 7, 2024, at least sixty days before the proposed code amendments were adopted, in accordance with RCW 36.70A.106; and

WHEREAS, on November 8, 2024, the Washington State Department of Commerce notified the City that the requirements for State Agency notification for the proposed amendments had been met, as required by RCW 36.70A.106; and

WHEREAS, an Environmental Checklist for a non-project action was prepared under the State Environmental Policy Act (Chapter 43.21C RCW), pursuant to Chapter 197-11 WAC on November 7, 2024, and a Determination of Non-Significance (DNS) was issued on November 22, 2024; and

WHEREAS, the Planning Commission had a briefing on the code amendments on November 26, 2024; and

WHEREAS, the Planning Commission held a public hearing on the code amendments on December 10, 2024; and

WHEREAS, following the public hearing and deliberations, the Planning Commission recommended approval of the code amendments by the City Council; and

WHEREAS, the General Government Committee discussed the Planning Commission’s recommendation on the code amendments on January 8, 2025; and

WHEREAS, the City Council considered the proposed code amendments on January 25, 2025; and

WHEREAS, the City Council finds that the provisions of this Ordinance are in the best interest of and protect the health, safety, and welfare of the residents of the City.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF TUMWATER, STATE OF WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. Section TMC 18.22.020, Permitted Uses, of the Tumwater Municipal Code is hereby amended to read as follows:

18.22.020 Permitted uses.

Uses permitted in the GC district are as follows:

- A. Professional services;
- B. General retail sales;
- C. General offices;
- D. Appliance equipment repair;
- E. Support facilities;
- F. Parks and open space areas;
- G. Recreational facilities;
- H. Restaurants;
- I. Automobile service stations including car washes;
- J. Post offices;
- K. Motels, hotels;
- L. Planned unit developments (PUD);
- M. Medical clinics;
- N. Child day care center, child mini-day care center;
- O. Adult family homes, residential care facilities;
- P. Group foster homes;

- Q. Private clubs and lodges;
- R. Family child care home;
- S. Mixed use structures;

T. The following multifamily residential:

1. Multifamily residential structures with a minimum density of forty dwelling units per acre that are part of a mixed use development in the same structure or site.

2. Multifamily residential structures consisting of a minimum of three and a maximum of four stories on sites within one-quarter mile of a degree-granting state education facility. A minimum density of fourteen dwelling units per acre shall be provided. Calculation of density is based on the portion of the site devoted to residential and associated uses (e.g., dwelling units; private community clubs; open space; stormwater detention, treatment and infiltration). The following land is excluded from density calculations:

a1. Land that is required to be dedicated for public use as open space, right-of-way, or land on which development is prohibited by TMC Title 16, Environment, and land that is to be used for private roads. Provided, that portion of park and open space areas that consists of stormwater facilities and that is designed for active and/or passive recreational purposes in accordance with the drainage design and erosion control manual for Tumwater shall not be excluded from density calculations.

b2. Land that consists of lots devoted to uses other than residential and associated uses, including but not limited to churches, schools, and support facilities (except for stormwater detention, treatment and infiltration facilities);

- U. Personal services;
- V. Used motor oil recycling collection point;
- W. Parking lots as separate, primary uses are permitted. The proposed parking lot shall exclusively serve specifically identified uses in or adjacent to the district to accommodate shared employee or customer parking or off-site employee parking. The uses served by the lot may change over time;
- X. Parking structures;
- Y. Park and ride lots;
- Z. Museum, library, art gallery;
- AA. Recreational vehicle parks;
- BB. Riding academies;
- CC. Entertainment facilities;

- DD. Nurseries, retail;
- EE. Attached wireless communication facilities, except that it is prohibited to attach a nonaccessory wireless communication antenna on a single-family or two-family dwelling;*
- FF. Equipment rental and sales facilities;
- GG. Motorsports sales facility, provided outdoor displays or visible storage of vehicles does not cover an area larger than ten percent of the gross floor area of the facility;
- HH. Electric vehicle infrastructure;
- II. Community gardens;
- JJ. Farmers markets;
- KK. Marijuana retailer;
- LL. Motor vehicle sales facilities located west of Interstate 5 and south of Bishop Road subject to the requirements set forth in TMC 18.42.090;
- MM. Breweries, wineries, distilleries;
- NN. Auto repair facilities;
- OO. Churches;
- PP. Temporary expansions of schools, such as portable classrooms;
- QQ. Animal clinics or hospitals;
- RR. Convalescent centers, rest homes, nursing homes;
- SS. Movie theaters, playhouses and similar performance and assembly facilities;
- TT. Senior housing facilities, independent and assisted;
- UU. Taverns, cocktail lounges;
- VV. Food trucks or trailers in accordance with TMC 18.42.120;
- WW. Food truck or trailer courts in accordance with TMC 18.42.120;
- XX. Permanent supportive housing, subject to 18.42.150;
- YY. Transitional housing, subject to TMC 18.42.150;
- ZZ. Emergency housing, subject to TMC 18.42.150;
- AAA. Emergency shelter, subject to TMC 18.42.150;
- BBB. Optometry clinics.

*Wireless communication facilities are subject to Federal Aviation Administration (FAA) standards and approval, and furthermore are subject to provisions for

wireless communication facilities in TMC Chapter 11.20, Wireless Communication Facilities.

(Ord. O2022-013, Amended, 10/04/2022; Ord. O2021-019, Amended, 01/18/2022; Ord. O2020-005, Amended, 03/16/2021; Ord. O2019-020, Amended, 11/19/2019; Ord. O2018-025, Amended, 12/18/2018; Ord. O2017-006, Amended, 07/18/2017; Ord. O2016-006, Amended, 06/07/2016; Ord. O2015-001, Amended, 10/20/2015; Ord. O2014-012, Amended, 08/19/2014; Ord. O2013-013, Amended, 10/01/2013; Ord. O2012-003, Amended, 07/17/2012; Ord. O2010-029, Amended, 06/07/2011; Ord. O2010-015, Amended, 09/07/2010; Ord. O2003-001, Amended, 02/18/2003; Ord. O97-019, Amended, 06/17/1997; Ord. O96-022, Amended, 12/17/1996; Ord. O95-035, Added, 12/19/1995)

Section 2. Section TMC 18.22.040, Conditional Uses, of the Tumwater Municipal Code is hereby amended to read as follows:

18.22.040 Conditional uses.

Conditional uses in the GC district are as follows:

A. Transportation terminals;

~~B. High-rise residential (five stories or more);~~

~~BC.~~ Wireless communication towers;*

~~CD.~~ Schools;

~~DE.~~ Mini-storage facilities;

~~EF.~~ The following essential public facilities:

1. Emergency communication towers and antennas;*
2. State education facilities;
3. Large scale state or regional transportation facilities;
4. Prisons, jails and other correctional facilities;
5. Mental health facilities (including but not limited to congregate care facilities; adult residential treatment facilities; evaluation and treatment centers);
6. Inpatient facilities including substance abuse facilities (including but not limited to: intensive inpatient facilities; long-term residential drug treatment facilities; recovery house facilities);

~~FG.~~ Private post-secondary education facilities;

~~GH.~~ Kennels;

~~HI.~~ Campgrounds.

*Emergency communication towers and antennas and wireless communication facilities are subject to Federal Aviation Administration (FAA) standards and approval if they apply, and furthermore both uses are subject to provisions for wireless communication facilities in TMC Chapter 11.20, Wireless Communication Facilities.

(Ord. O2018-025, Amended, 12/18/2018; Ord. O2017-006, Amended, 07/18/2017; Ord. O2016-037, Amended, 01/03/2017; Ord. O2014-012, Amended, 08/19/2014; Ord. O2008-016, Amended, 09/16/2008; Ord. O2003-001, Amended, 02/18/2003; Ord. O2000-004, Amended, 07/18/2000; Ord. O97-019, Amended, 06/17/1977; Ord. O96-022, Amended, 12/17/1996; Ord. O95-035, Added, 12/19/1996)

Section 3. Section TMC 18.22.050, Development Standards, of the Tumwater Municipal Code is hereby amended to read as follows:

18.22.050 Development standards.

Development in the GC zone district must meet the following requirements:

- A. Site area: no minimum, except the lot shall be adequate to provide for required parking, yards and landscaping;
- B. Lot coverage, maximum impervious surface: eighty-five percent of the total area of the lot;
- C. Structure height: a maximum height of sixty-five feet; provided, however, that no structure shall penetrate imaginary airspace surfaces as defined by 14 C.F.R. Part 77. A map that provides detailed information on ground and imaginary airspace surface elevations is available for inspection in the community development department. Note: New multifamily or mixed use projects with a total of thirty or more dwelling units that provide thirty percent of those units as permanently affordable housing units would be allowed a maximum building height increase of ten feet, subject to imaginary airspace surface limitations. This would create a new maximum height limit of seventy-five feet. Projects providing permanently affordable housing units by this method would have to meet the requirements of TMC 18.42.140;
- D. Yards.*
 - 1. Front: no minimum setback,
 - 2. Side: no minimum,
 - 3. Rear: no minimum.

Where any structures or portions of structures are adjacent to any residential zoning district, the minimum structural setback shall be twenty feet. Where structures are constructed over one story, the setback of the structure from the adjacent property line or lines shall be increased by ten feet for every story above

the ground level story of the proposed new building, and shall be screened from view in accordance with TMC Chapter 18.47.

E. Park and Open Space Area. New development in this zone district shall set aside land for park and open space area as specified in TMC 17.12.210 and 18.42.130 and the citywide design guidelines.

F. Mixed Use Development. Mixed use development must include both non-residential and multifamily residential uses that meet the following conditions:

1. Multifamily Residential Development.

a. Density. In the area of the project designated for multifamily residential development, multifamily residential development that is part of a mixed use development in the same structure or on the same project site shall have a minimum density of forty dwelling units per acre.

2. Non-Residential Development.

a. Non-residential uses in a mixed use development in the same structure must occupy twenty-five percent or more of the total square footage of the structure.

b. Non-residential uses in a mixed use development in the same project site must occupy forty percent or more of the total square footage of the project site.

* See Diagram 18.04.670, Yard Determination Diagram, in TMC 18.04.230, Y definitions.

(Ord. O2020-005, Amended, 03/16/2021; Ord. O2020-015, Amended, 02/16/2021; Ord. O2016-037, Amended, 01/03/2017; Ord. O2011-002, Amended, 03/01/2011; Ord. O2004-009, Amended, 12/07/2004; Ord. O2000-004, Amended, 07/18/2000; Ord. O97-024, Amended, 03/03/1998; Ord. O96-022, Amended, 12/17/1996; Ord. O95-035, Added, 12/19/1995)

Section 4. Corrections. The City Clerk and codifiers of this ordinance are authorized to make necessary corrections to this ordinance including, but not limited to, the correction of scrivener/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

Section 5. Ratification. Any act consistent with the authority and prior to the effective date of this ordinance is hereby ratified and affirmed.

Section 6. Severability. The provisions of this ordinance are declared separate and severable. The invalidity of any clause, sentence, paragraph, subdivision, section, or portion of this ordinance or the invalidity of the application thereof to any person or circumstance, shall not affect the validity of the remainder of the ordinance, or the validity of its application to other persons or circumstances.

Ordinance No. O2024-008 - Page 7 of 8

Section 7. Effective Date. This ordinance shall become effective immediately after passage, approval and publication as provided by law.

ADOPTED this _____ day of _____, 20__.

CITY OF TUMWATER

Debbie Sullivan, Mayor

ATTEST:

Melody Valiant, City Clerk

APPROVED AS TO FORM:

Karen Kirkpatrick, City Attorney

Published:_____

Effective Date:_____

General Commercial Residential Mixed Use Ordinance No. O2024-008



Scope of the Ordinance

The amendments will modify TMC Chapter 18.22 *GC General Commercial* to allow for high intensity mixed use residential uses in the GC General Commercial zone district



Residential Mixed Use

Add as a permitted use in the General Commercial zone district:

Multifamily residential structures with a minimum density of forty dwelling units per acre that are part of a mixed use development in the same structure or site.

Remove as a conditional use in the General Commercial zone district:

High rise residential (five stories or more)



Mixed Use Development

Add requirements for mixed use development:

F. Mixed Use Development. Mixed use development must include both non-residential and multifamily residential uses that meet the following conditions:

1. Multifamily Residential Development.

a. Density. In the area of the project designated for multifamily residential development, multifamily residential development that is part of a mixed use development in the same structure or on the same project site shall have a minimum density of forty dwelling units per acre.



Mixed Use Development (Continued)

Add requirements for mixed use development:

[...]

2. *Non-Residential Development.*

a. *Non-residential uses in a mixed use development in the same structure must occupy twenty-five percent or more of the total square footage of the structure.*

b. *Non-residential uses in a mixed use development in the same project site must occupy forty percent or more of the total square footage of the project site.*



Next Steps

The Planning Commission will conduct a public hearing on the ordinance and forward a recommendation to the City Council

