



Legislation Details (With Text)

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Title: Provide feedback regarding uses allowed within the B4 (Downtown Core) zoning district.

Sponsors:

Indexes:

Code sections:

Attachments: 1. ARC Retail Trends Presentation, 2. B4 FIRST FLOOR USES, 3. Downtown Directory

Date	Ver.	Action By	Action	Result
11/12/2020	1	Downtown Advisory Commission		

DOWNTOWN ADVISORY COMMISSION AGENDA ITEM

ACTION REQUESTED:

Provide feedback regarding uses allowed within the B4 (Downtown Core) zoning district.

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Allison Laff, AICP, Deputy Director

BOARD/COMMISSION REVIEW:

Under new business at their October 6, 2020 meeting, City Council requested that DAC review the uses permitted in the B4 zoning district and determine if any changes are needed based on the current economy and new retail trends.

BACKGROUND:

The B4 district includes a specific list of permitted and conditional uses. In order to maintain the intended retail vibrancy of the Downtown Core, some of the allowable uses are only permitted above the 1st floor given their limited retail nature (i.e., office uses, showrooms, etc). However, the Code also provides an opportunity for such non-retail tenants to request a variance, which is considered on a case-by-case basis through the public hearing process, in order to seek approval to allow their location on the 1st floor in the B4 district. Such variances have been requested to date for spas and workout facilities.

DISCUSSION:

City Council has requested that DAC review the uses permitted in the B4 district to determine if any modifications are needed based on the current economy and retail trends. To conduct this review, the following resources are attached:

- Retail presentation given to DAC on October 8, 2020;
- List of B4 permitted and conditional uses and existing downtown first floor tenancy; and

- Downtown business directory.

At the conclusion of DAC's discussion, DAC should advise if any changes are recommended to the B4 list of uses. This information will be provided to the City Council.