



DEPARTMENT OF COMMUNITY PLANNING, HOUSING AND DEVELOPMENT
Planning Division

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MEMORANDUM

TO: Form Based Code Advisory Working Group

FROM: Jennifer Smith

DATE: March 7, 2014

SUBJECT: Proposed Commercial Centers FBC Amendments

Consistent with the proposed 2014 Work Plan, work is underway on several FBC amendments for the commercial centers FBC. The issues surrounding these topics were identified during the Neighborhoods FBC process and/or have been identified through meetings on potential development applications. Staff did not anticipate that these amendments would be overly complex. For these reasons, staff is pursuing this work now in early 2014 before any development applications are submitted.

Most of this work is intended to provide consistency among the two Codes. Staff will be analyzing the regulations in each Code to confirm how adjustments should be made for the commercial centers FBC.

The following topics are under review:

1. Clear Heights
2. Hotel parking ratio and bicycle parking ratio for retail use
3. Affordable housing parking ratio
4. Civic Uses/Civic Building designation (materials will be distributed at the meeting on March 12)
5. Allowable ground floor uses (for discussion in April)

The attached material follows the templates used in the past for discussion of FBC amendments. In the template, the topic, issues, reference citations, analysis, and for some, the recommendation, are provided.

As a reminder, the meeting will be held on Wednesday, March 12, 2014, at Courthouse Plaza on the lobby level in Conference Rooms Cherry/Dogwood. The meeting is scheduled from 7 – 9 PM.