



# ZTR21-004 Town Center Commercial Requirements

Planning Commission  
Special Video Meeting

February 16, 2022

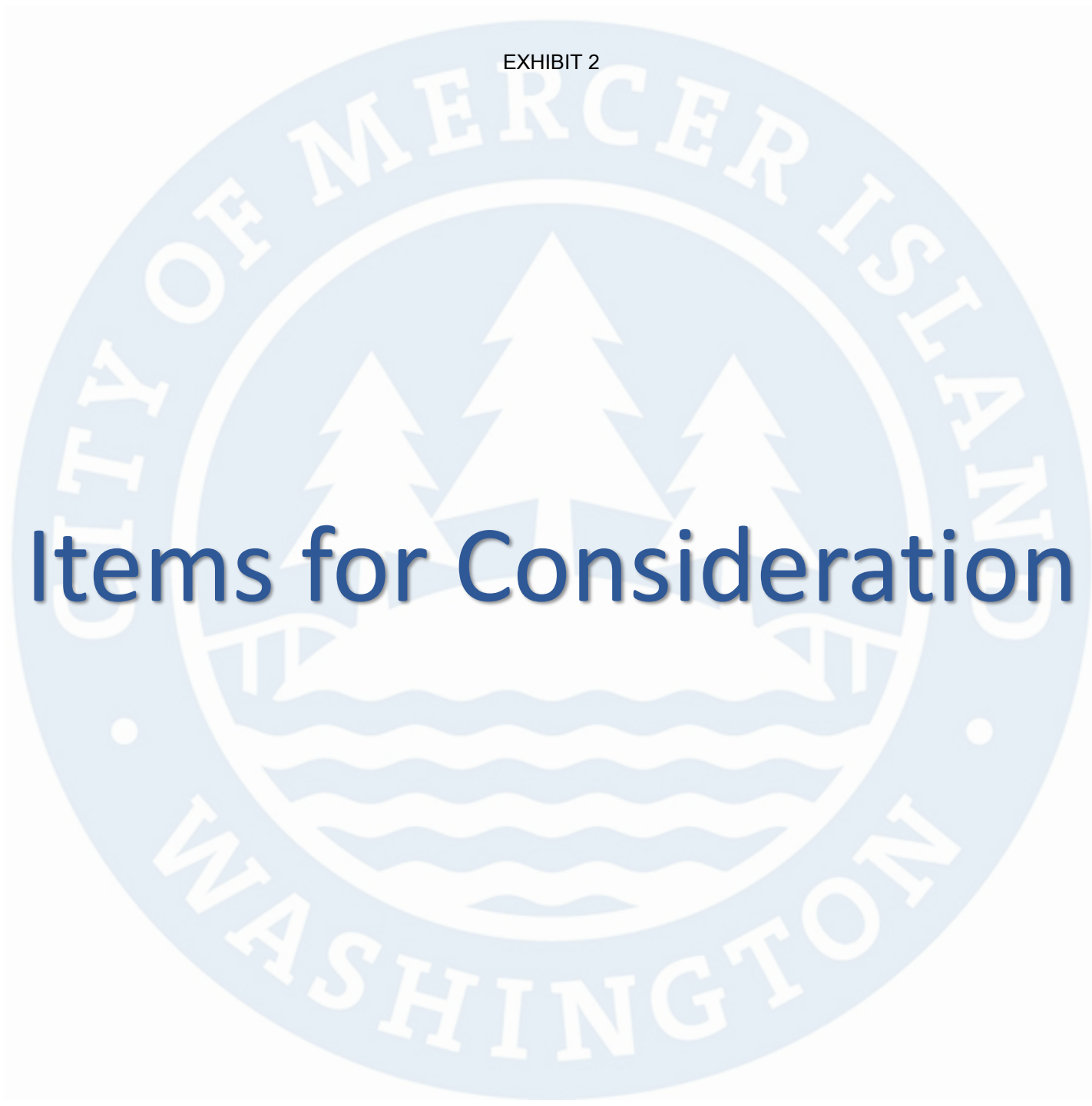
# EXHIBIT 2 Process for Deliberation

- Conduct a thumbs up/thumbs down process of each potential code item.
- Items that receive a majority “thumbs up” will be deliberated.
- After deliberating items, the Planning Commission will vote on a recommendation to transmit to the City Council.



EXHIBIT 2

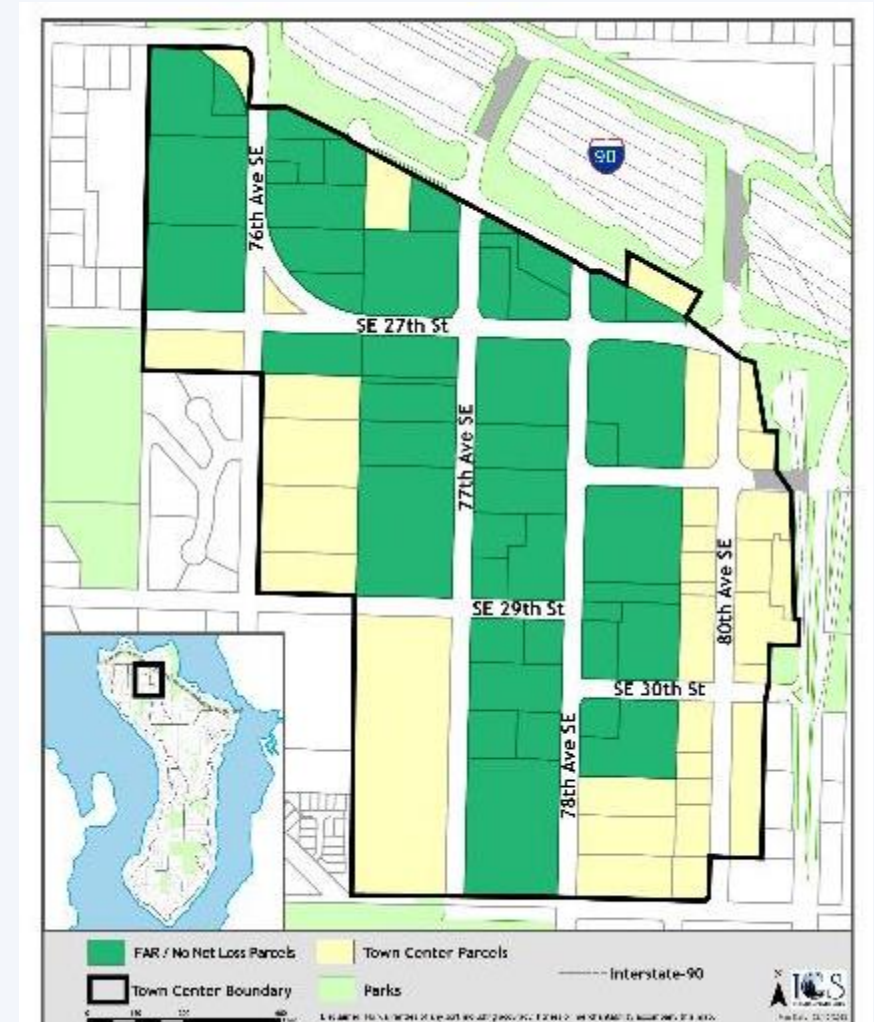
# Items for Consideration



# Commercial FAR/No Net Loss Revisions

EXHIBIT 2

- The City Council proposed combining the commercial FAR and no net loss requirements into one “greater of the two” requirement.
- An updated Figure 3 (right) identifies the parcels that would be subject to this requirement.
- Does the Planning Commission support this revision?



# EXHIBIT 2 Expanding the List of Eligible Uses

- The City Council proposed adding visual and performing arts venues to the list of eligible uses adjacent to ground floor street frontages.
- Planning Commissioners have also expressed desire to expand the list of eligible uses.
- Does the Planning Commission support expanding the list of eligible uses adjacent to ground floor street frontages? If so, what uses should be included?\*

*\*\*Will determine specific uses if item receives a majority thumbs up from the Commission.*



# Evaluation Trigger

EXHIBIT 2

- The City Council proposed adding a trigger to evaluate these requirements. Per their proposal, these requirements would be reviewed:
  - Five years from the date of adoption; or
  - When 75,000 square feet of eligible commercial space has been authorized through Building permit issuance.
- Does the Planning Commission support adding a review mechanism to the code language?



# EXHIBIT 2 Visual and Performing Arts Venues

- The City Council directed the following related to visual and performing arts venue uses:
  - Add an exemption from the 60' contiguous linear street frontage maximum; and
  - Establish a 5,000-square foot cap for these uses that can be applied to the commercial FAR/no net loss requirement.
- If the Planning Commission supports adding visual and performing arts venues to the list of eligible uses, should those uses be exempted from the 60' contiguous linear street frontage maximum?
- If the Planning Commission supports adding visual and performing arts venues to the list of eligible uses, should the updated code language include a 5,000-square foot cap that can be applied to the commercial FAR/no net loss requirement for those uses?



# Clarifying Ground Floor Use

EXHIBIT 2

- The proposed requirements are intended to apply to ground floor use adjacent to street frontages. However, in discussion at the January 26 Commission meeting, it was raised that the actual code language is not clear related to that requirement.
- The existing code language states “required ground floor uses,” but that language was unintentionally omitted when the code drafted to replace MICC 19.11.020(B) was written.
- Does the Planning Commission support adding “ground floor” back to the code language to clarify the requirements?





# Permitting Driveways, Loading Areas, Parking Garage Entrances, and Lobbies

EXHIBIT 2

- The existing code includes language about how driveways, loading areas, parking garage entrances, and lobbies contribute to the street frontage requirements, but similar language was unintentionally omitted when the code drafted to replace MICC 19.11.020(B) was written.
- Does the Planning Commission support permitting driveways, loading areas, parking garage entrances, and lobbies on street frontages?



# Eligible Uses to Consider

EXHIBIT 2

Term	Definition in MICC 19.16.010
Bar	A premises used primarily for the sale or dispensing of liquor by the drink for on-site consumption and where food may be available for consumption on the premises as accessory to the principal use.
Financial and insurance services	Establishments primarily engaged in financial transactions and/or in facilitating financial transactions. Examples include banks, credit unions, stockbrokers, and insurance underwriters.
Healthcare services	Establishments providing outpatient health care services directly or indirectly to ambulatory patients. Examples include offices for doctors, dentists, optometrists, and mental health professionals. This use does not include medical and diagnostic laboratories.
Museums and art exhibitions	The exhibition of objects of historical, cultural, and/or educational value that are not offered for sale.
Personal services	A business that provides services relating to personal grooming and health. Uses include barber shops, hair stylists, spas, fitness centers and nail salons.
Professional, scientific, and technical services	Establishments that specialize in performing professional, scientific, and technical activities for others. These activities require a high degree of expertise and training and include legal services; accounting, bookkeeping, and payroll services; architectural, engineering, and specialized design services; computer services; consulting services; research services; real estate sales services; advertising services; photographic services; translation and interpretation services; veterinary services; and other professional, scientific, and technical services.
Recreation	In the Town Center, recreation includes a place designed and equipped for the conduct of leisure-time activities or sports.
Restaurant	An establishment where food and drink are prepared and consumed. Such establishment may also provide catering services.
Retail	An establishment engaged in selling goods or merchandise and rendering services incidental to the sale of such goods.
Service	An establishment primarily engaged in providing assistance as opposed to products. Examples include but are not limited to personal services, business, financial and insurance services, mortuary services, tailors, healthcare services, educational services, repair services, amusement services, membership organizations, and other professional, scientific, and technical services.
Service station	Establishments retailing automotive fuels (e.g., gasoline, diesel fuel, gasohol) and automotive oils. These establishments may also provide repair and maintenance services for automotive vehicles and/or convenience store retailing.
Theaters	Establishments primarily engaged in either (1) producing live presentations involving the performances of actors and actresses, singers, dancers, musical groups and artists, and other performing artists.

