

City Council Agenda Memo

From: Ryan Miller, City Planner

Meeting: April 27, 2021 / May 11, 2021

Subject: Commercial Corridor Overlay District

Person(s) Responsible: Mike Struck, Community Development Director

Summary:

Staff is proposing an amendment to the Zoning Ordinance that repeals Section 94-165 – SDSU Campus Edge Neighborhood Design Review Overlay District and replaces it with Section 94-165 – Commercial Corridor Design Review Overlay District.

Background:

The City is proposing to add a Commercial Corridor Overlay District to the Zoning Ordinance. The intent of the overlay district is to provide guidance to staff, developers, and the public when opportunities for development and/or redevelopment are available along four of the major corridors in the community. The overlay district utilizes the underlying zoning district as the base district for the uses allowed and incorporates site design criteria from the overlay district.

Item Details:

The Commercial Corridor Overlay District is reviewed and approved similar to an Initial Development Plan associated with a Planned Development District. The Planning Commission reviews and provides a recommendation to the City Council. The City Council approves the development proposal via a motion and majority vote. Both the Planning Commission and City Council will hold public hearings on the proposal.

The design criteria associated with the Commercial Corridor Overlay District is based upon the site characteristics associated with the development proposal. The intent is for the developer and designer to view the site from an appropriate scale and compatibility with the neighborhood and incorporating features enhancing the built environment.

Emphasis on pedestrian safety is stressed by minimizing conflict points in the design process while maintaining traffic flow along major transportation corridors. The ordinance proposes to bring structures closer to the street with parking located in the rear of buildings, drawing attention to the buildings and uses located within.

The proposed ordinance is intended to allow flexibility in the design of the site and building while providing guidance to designers and decision-makers concerning the appropriate scale and compatibility with the existing neighborhood.

The proposed ordinance would repeal Section 94-165.1. – Campus edge neighborhood standards. The Campus edge neighborhood standards ordinance was adopted in 2013 and has not been utilized since its adoption.

Legal Consideration:

None.

Strategic Plan Consideration:

Sustainability – The Commercial Corridor Overlay District promotes the community’s economic desires and supports the community’s quality of life, economic vitality, and environment.

Economic Growth – The Commercial Corridor Overlay District promotes economic growth by promoting proper planning and aesthetically attractive community appearance.

Fiscal Consideration:

None.

Options and Recommendation:

The City Council has the following options:

1. Approve as presented
2. Amend
3. Deny
4. Move the item to a study session
5. Do nothing

The Planning Commission voted 7-0 to recommend approval on April 6, 2021.

Supporting Documentation:

Ordinance
Planning Commission Notice
Planning Commission Minutes
City Council Hearing Notice
Boundary Map