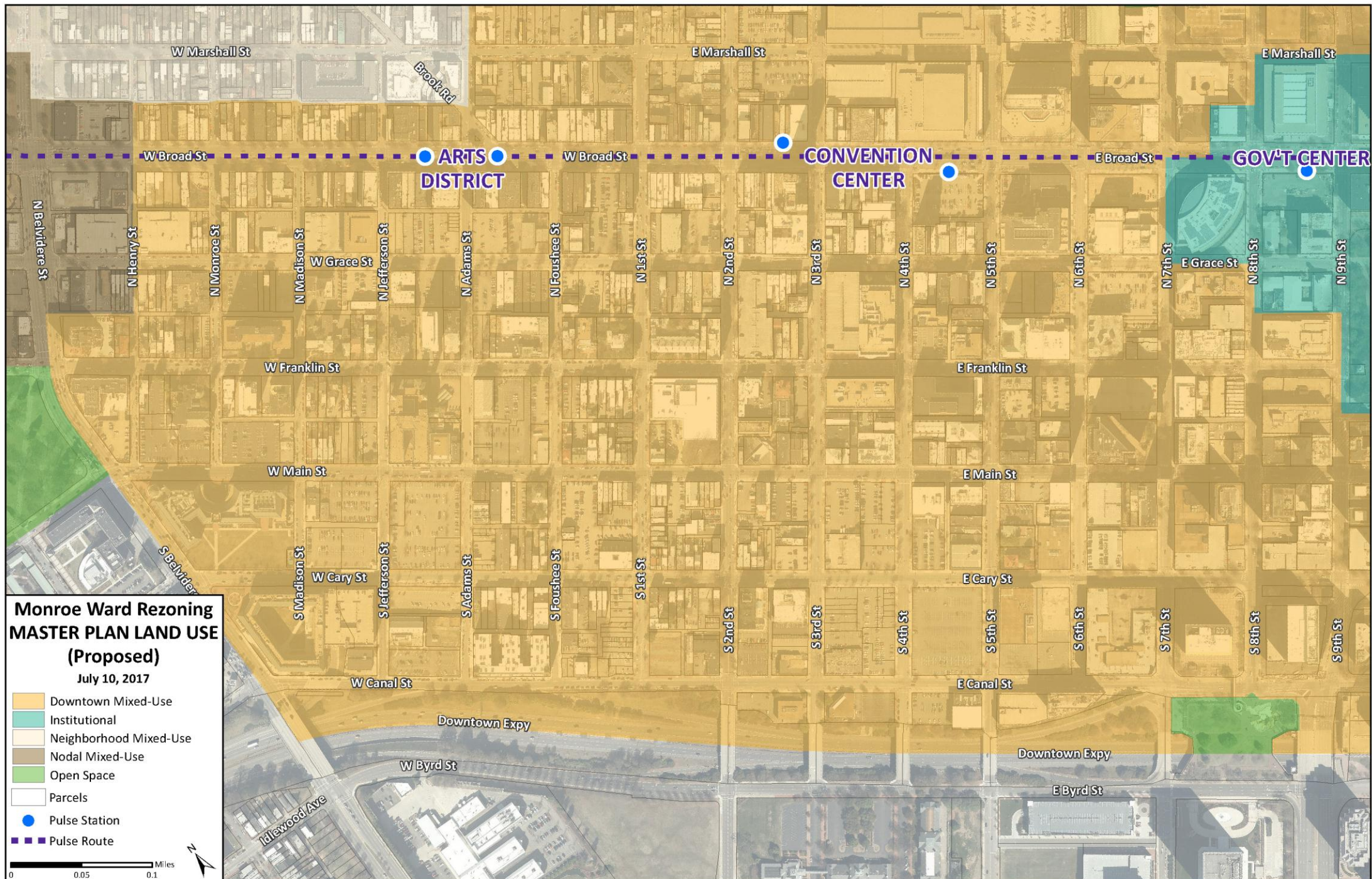


Lower Monroe Ward Rezoning

Planning Commission Presentation

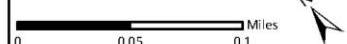
July 17, 2017



**Monroe Ward Rezoning
MASTER PLAN LAND USE
(Proposed)**

July 10, 2017

- Downtown Mixed-Use
- Institutional
- Neighborhood Mixed-Use
- Nodal Mixed-Use
- Open Space
- Parcels
- Pulse Station
- Pulse Route



Downtown Mixed Use

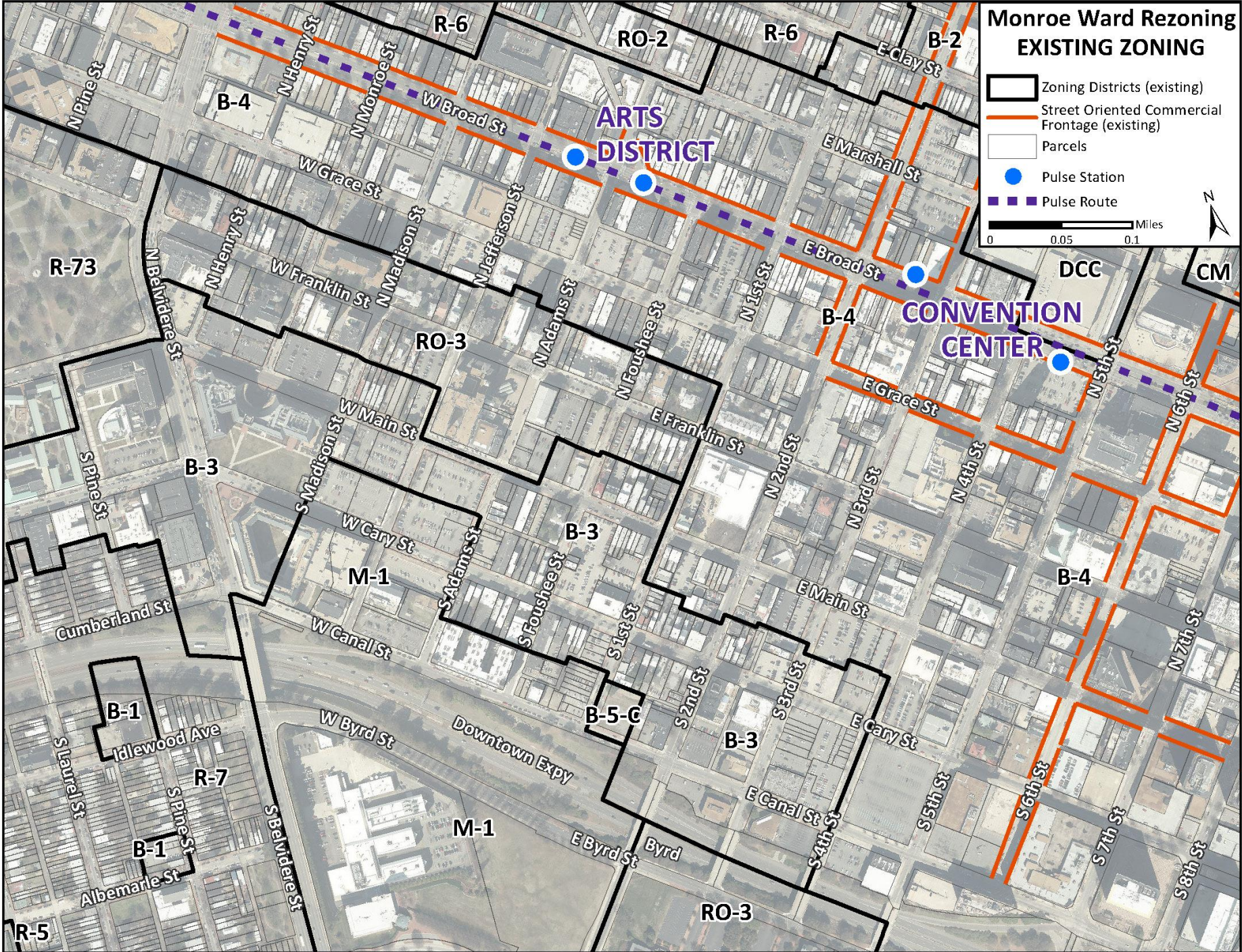
- Higher-density pedestrian- and transit-oriented development encouraged on vacant and underutilized site; new development should be urban in form and may of larger scale than existing context
- Street-oriented commercial and priority street frontages, new driveways prohibited on these streets
- Driveways required to be off alleys wherever possible
- Surface parking prohibited as a principal use, parking requirements substantially less than other areas of the city and largely eliminated

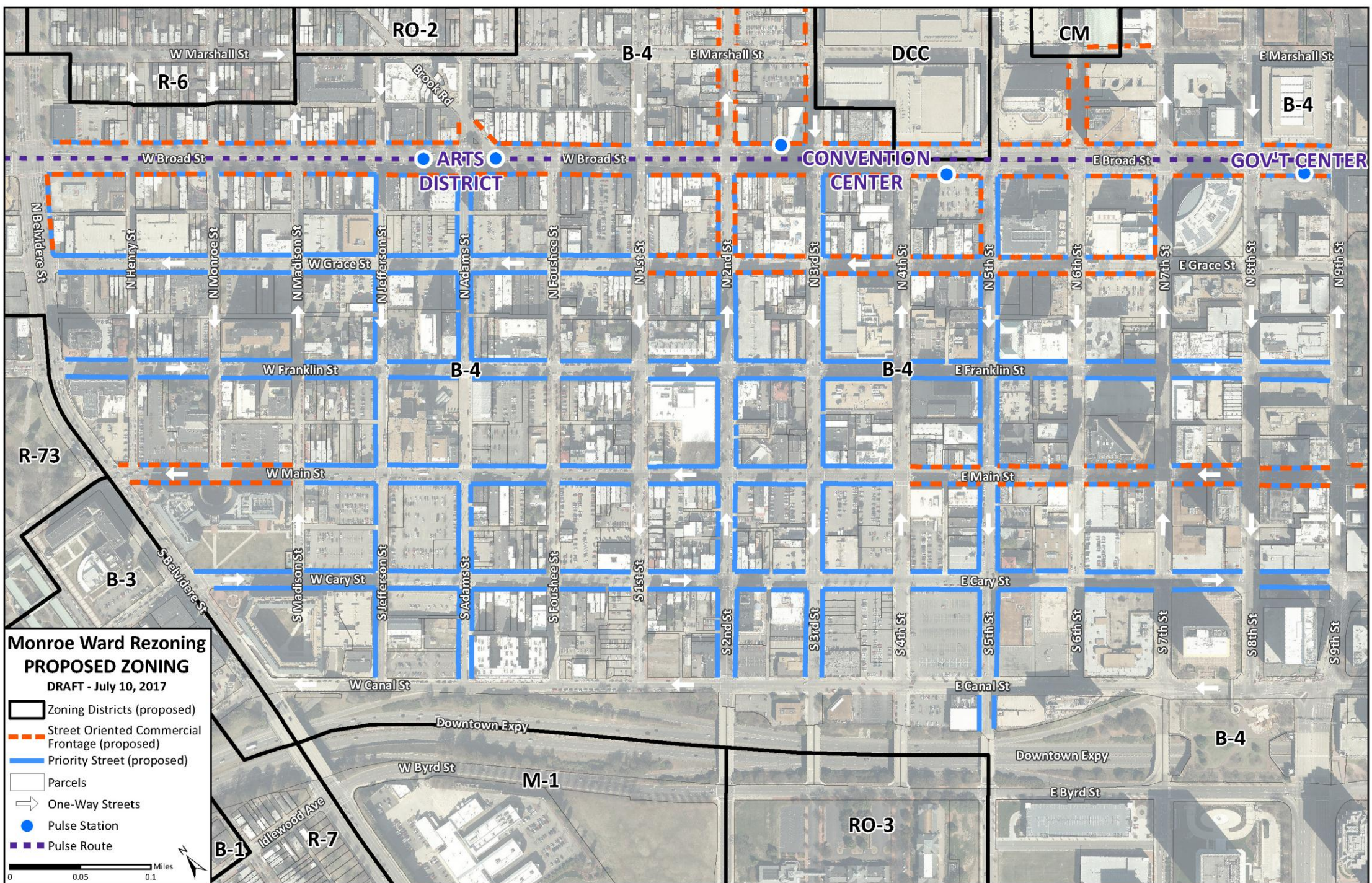
Arts District Station Area

- Vision: “Historic buildings are preserved and complemented by denser development on vacant lots that generates more activity through a greater concentration of residents, shoppers, workers, and tourists”
- Future land use: “The Downtown Mixed-Uses along W. Broad St and throughout Monroe Ward encourage the redevelopment of surface parking lots and underutilized buildings into high-density buildings that focus on creating walkable environments with active ground floors, appropriate streetscape, and minimal driveway entrances. The future land use for Monroe Ward builds on the incredibly dynamic and diverse building stock, creating a truly eclectic urban neighborhood”

Downtown Station Area

- **Vision:** “Monroe Ward transforms into a denser, more complete neighborhood and more uses along Broad Street are created to serve these future residents”
- **Future land use:** “The Downtown Mixed-Uses along W. Broad St and throughout Monroe Ward encourage the redevelopment of surface parking lots and underutilized buildings into high-density buildings that focus on creating walkable environments with active ground floors, appropriate streetscape, and minimal driveway entrances.

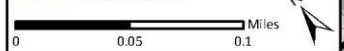




**Monroe Ward Rezoning
PROPOSED ZONING**

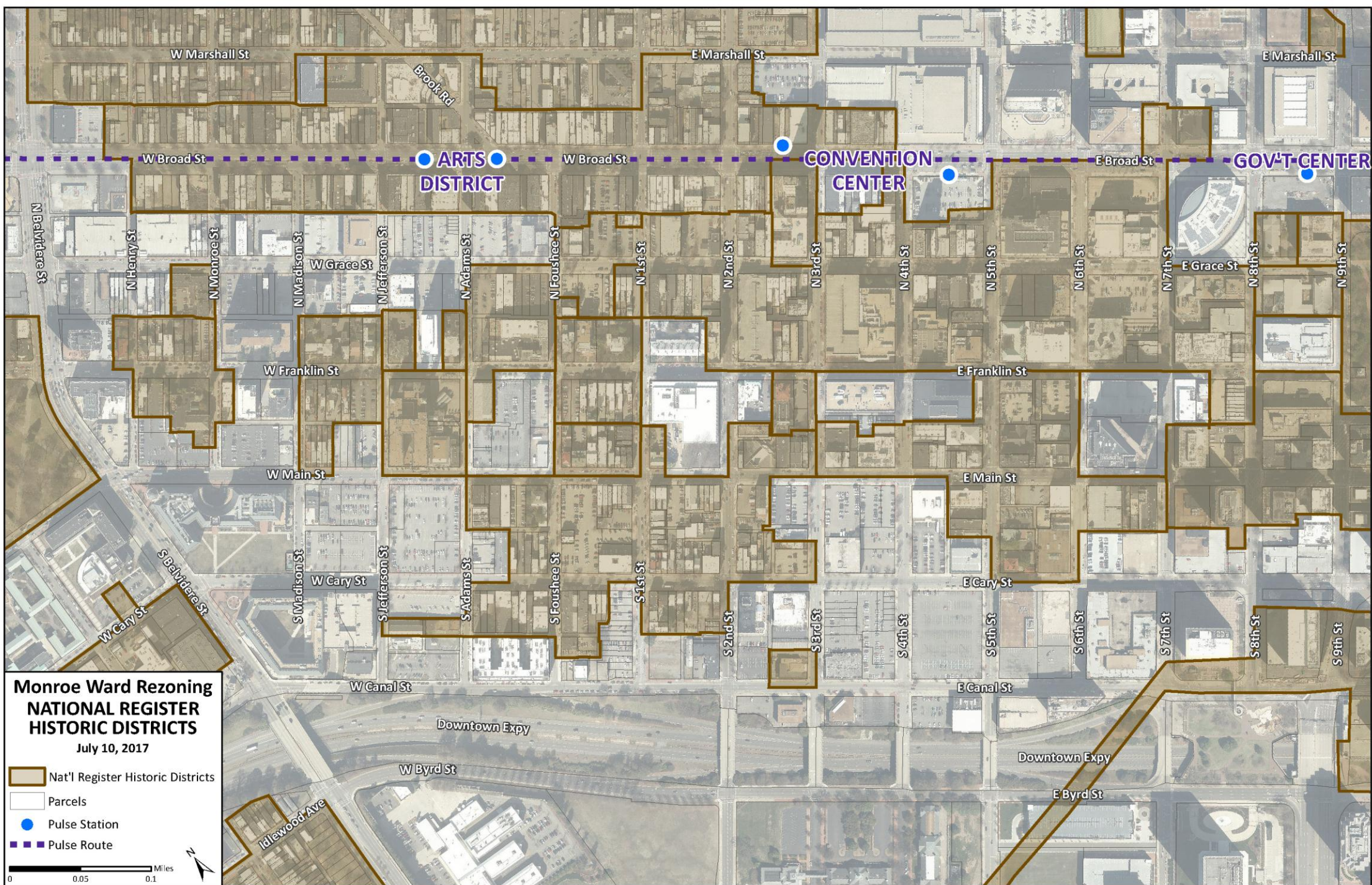
DRAFT - July 10, 2017

- Zoning Districts (proposed)
- Street Oriented Commercial Frontage (proposed)
- Priority Street (proposed)
- Parcels
- One-Way Streets
- Pulse Station
- Pulse Route



Historic Preservation

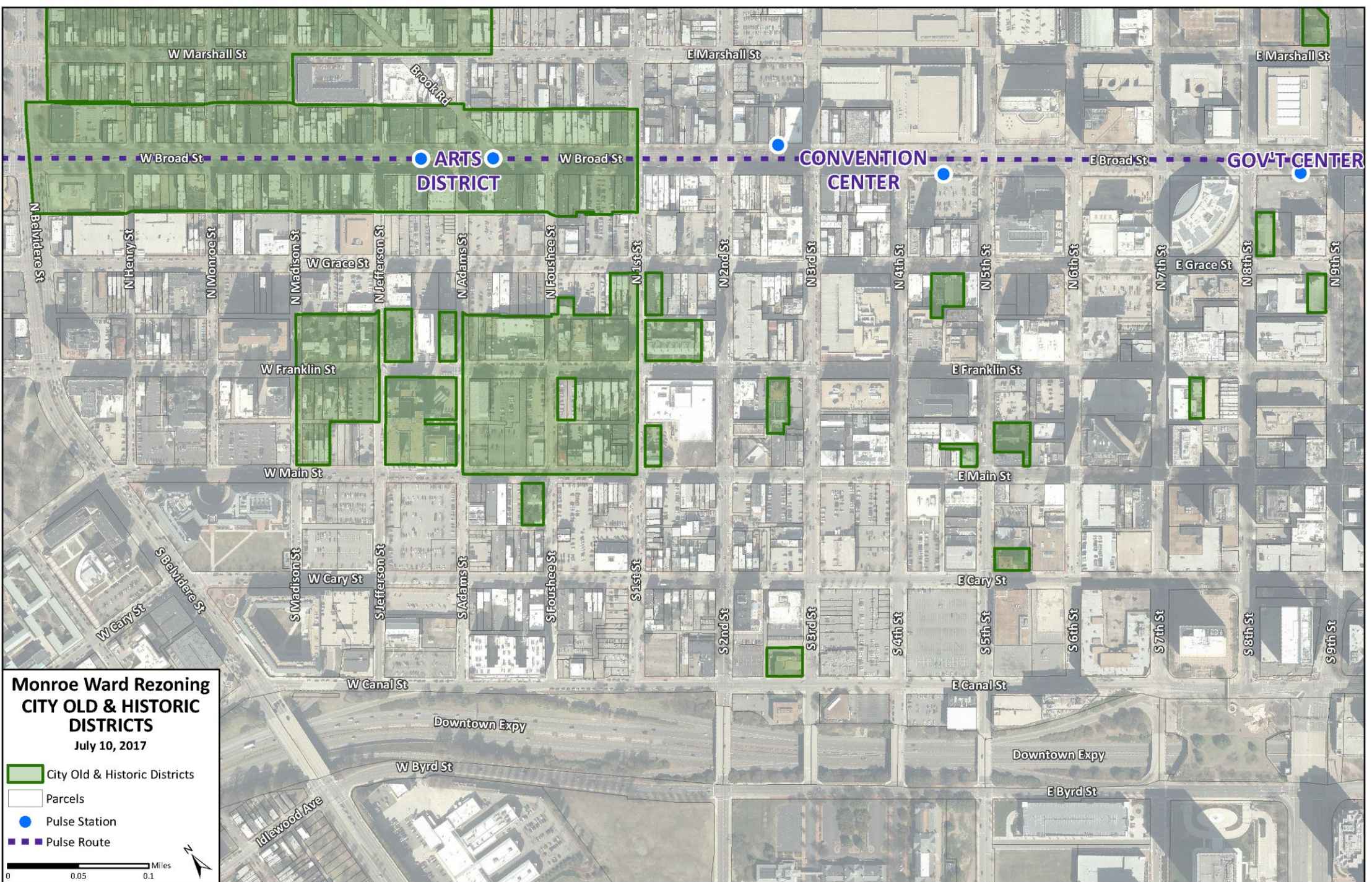
- Corridor-Wide Recommendation 28:
“Preserve historic structures”



**Monroe Ward Rezoning
NATIONAL REGISTER
HISTORIC DISTRICTS**
July 10, 2017

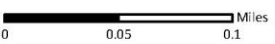
-  Nat'l Register Historic Districts
-  Parcels
-  Pulse Station
-  Pulse Route










**Monroe Ward Rezoning
CITY OLD & HISTORIC
DISTRICTS**
July 10, 2017

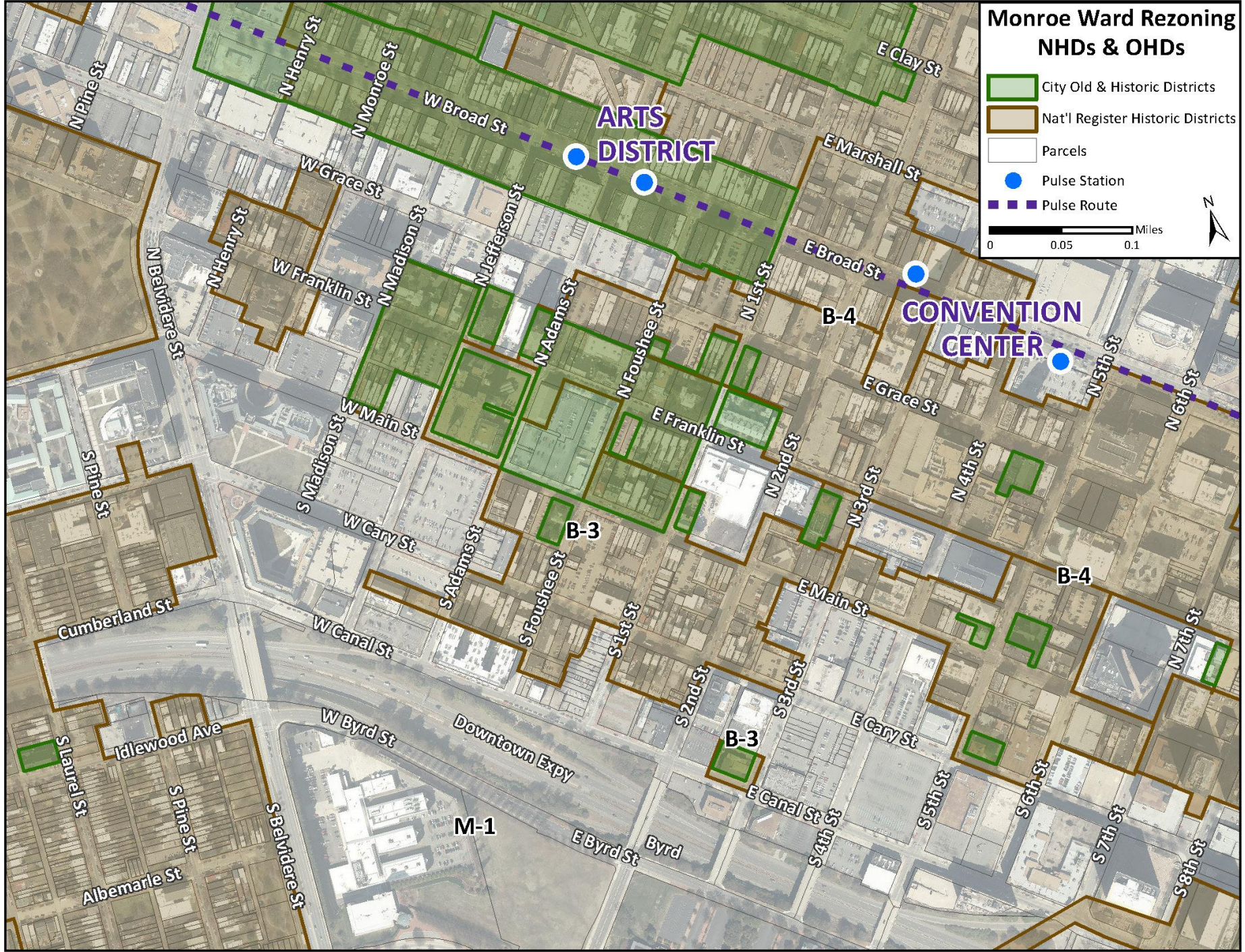

- City Old & Historic Districts
- Parcels
- Pulse Station
- Pulse Route



Monroe Ward Rezoning NHDs & OHDs

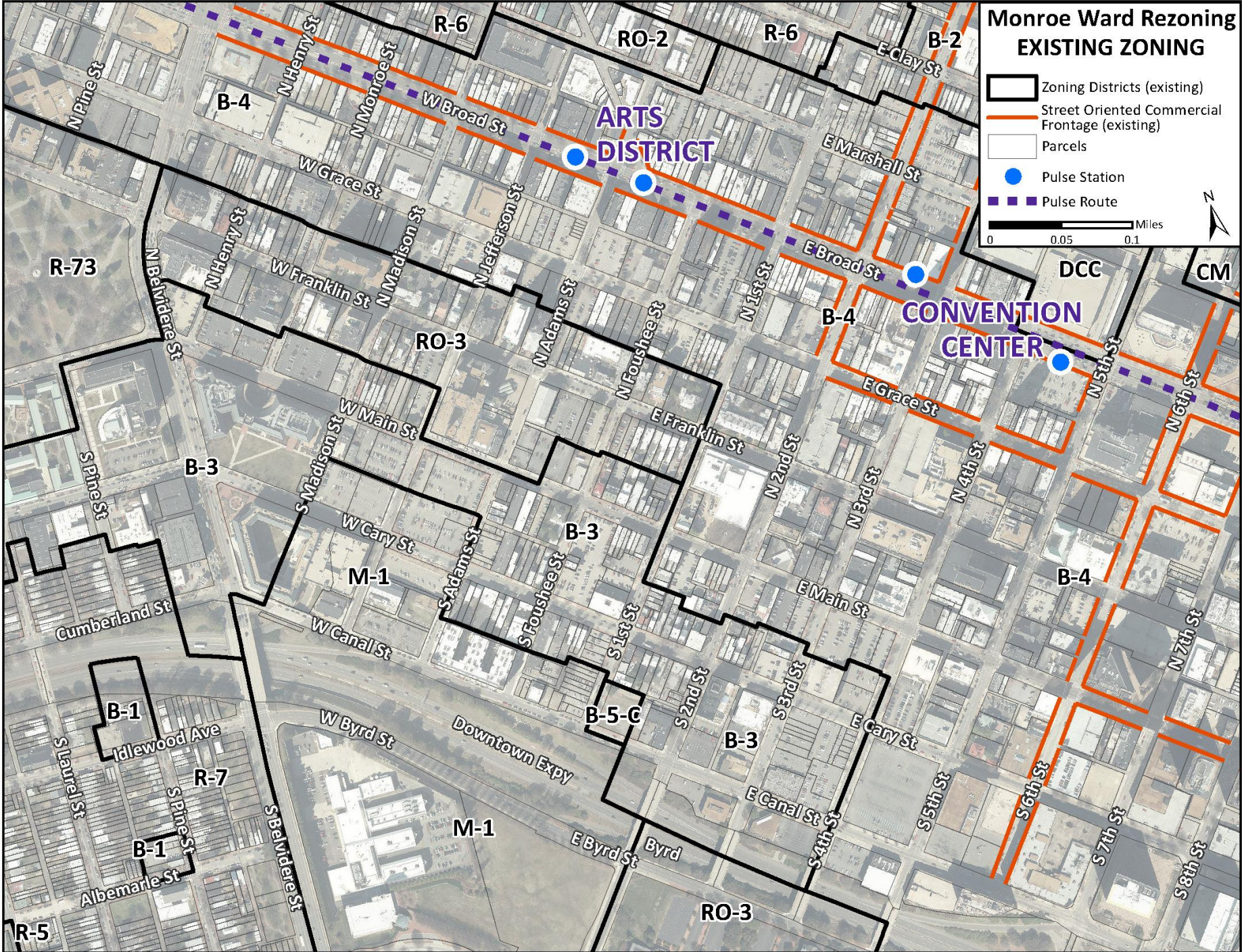
-  City Old & Historic Districts
-  Nat'l Register Historic Districts
-  Parcels
-  Pulse Station
-  Pulse Route

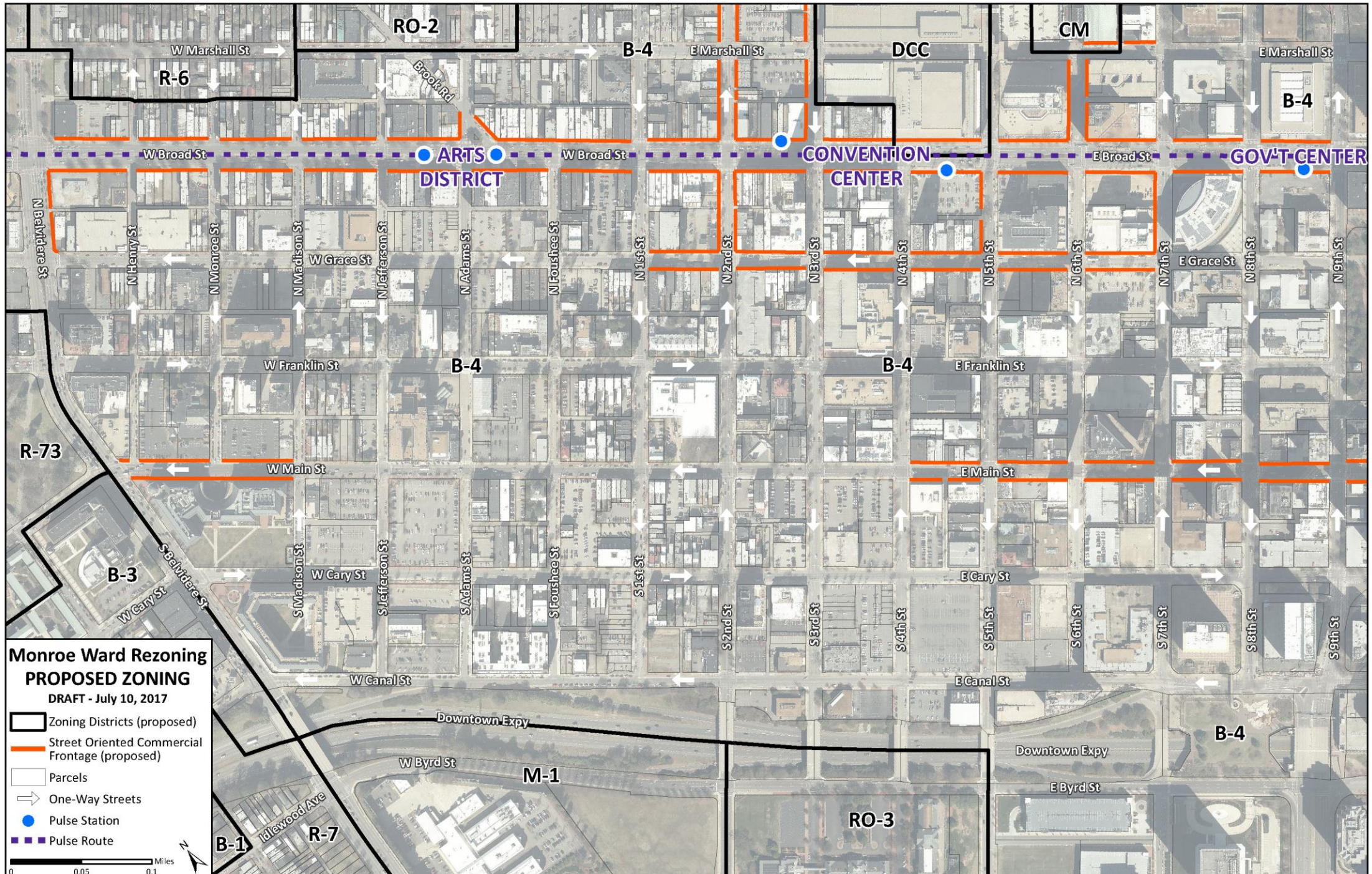
0 0.05 0.1 Miles



Street-Oriented Commercial

- For buildings containing dwelling units on these frontages, 1,000 square feet or 1/3 of ground floor area, whichever is greater, must have another permitted principal use in the district at a depth of not less than 20 feet along the entire frontage
- All street-oriented commercial street frontages are also drawn as priority street frontages where form requirements would apply



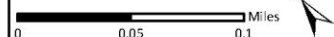


Monroe Ward Rezoning

PROPOSED ZONING

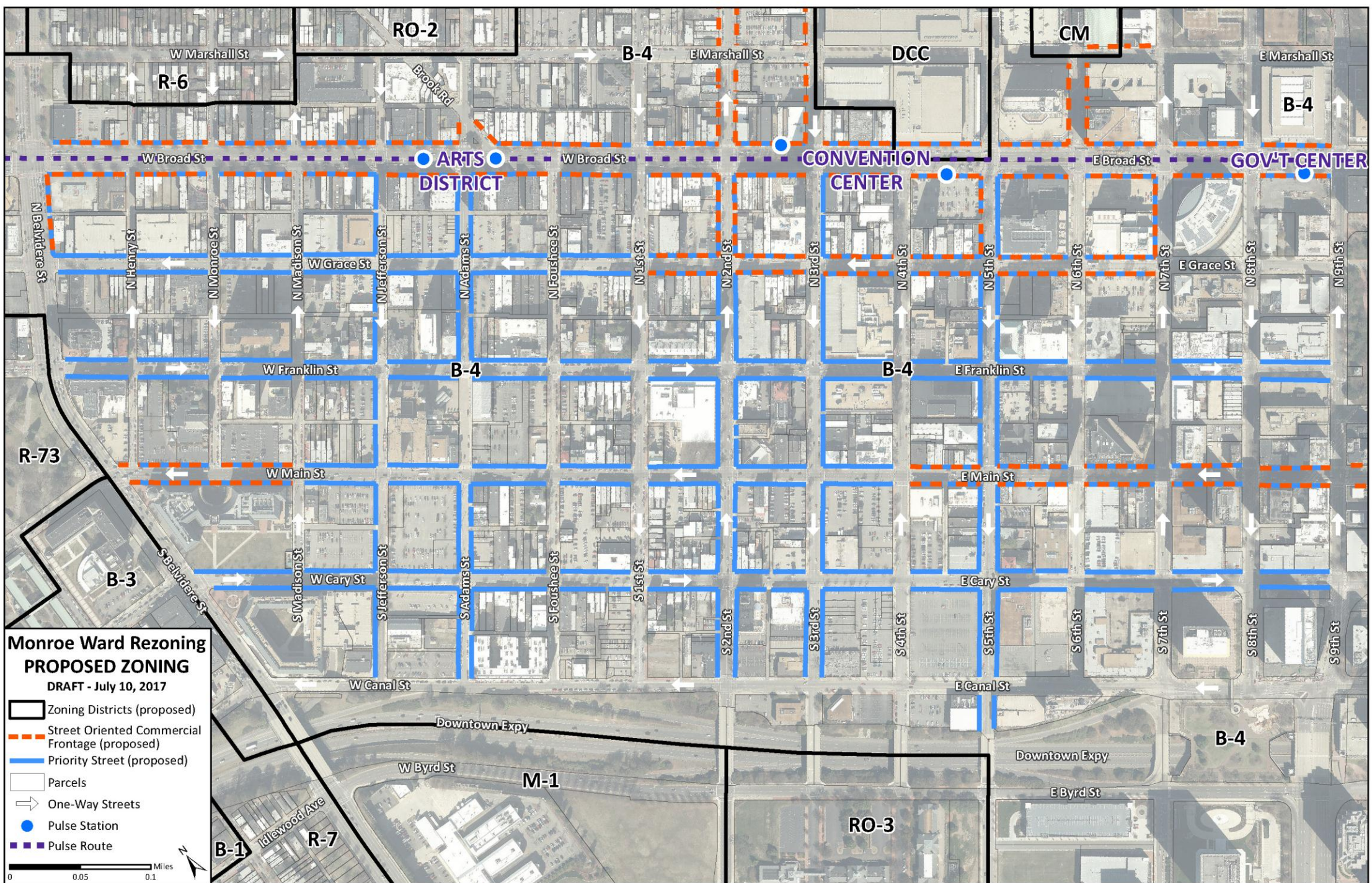
DRAFT - July 10, 2017

- Zoning Districts (proposed)
- Street Oriented Commercial Frontage (proposed)
- Parcels
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Priority Streets

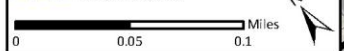
- “Streets to be identified which are significant to a given property and the larger neighborhood, where buildings are required to face and engage with the street and new driveway entrances are prohibited in order to foster the pedestrian environment”
- Access management, fenestration requirements, location of building and parking apply



**Monroe Ward Rezoning
PROPOSED ZONING**

DRAFT - July 10, 2017

- Zoning Districts (proposed)
- Street Oriented Commercial Frontage (proposed)
- Priority Street (proposed)
- Parcels
- One-Way Streets
- Pulse Station
- Pulse Route



Open House #1 July 10

- Mailing went out to all property owners about both open houses
- Questions about the B-4, priority streets

Other Text Amendments to the B-4

- Mirroring the form requirements of proposed TOD-1 on yards, screening, and fenestration
- Eliminating drive-up facilities for banks and ATMs as permitted use

Next Steps

- Open House TONIGHT, July 17
5-6:30, Main Library, 101 E Franklin
- Further public engagement and time for public comment
- Move towards resolution of intent, ordinance drafting, and adoption by the end of 2017