

**PLANNING COMMISSION - PRELIMINARY SCOPE FOR CODE CHANGES ON NEIGHBORHOOD CENTERS  
RECOMMENDED ON December 1, 2014 (following November 17, 2014 Public Hearing)**

CAUSE:	PROPOSAL/ HOW ACTION WOULD OCCUR:	ADDITIONAL CONSIDERATIONS:	EXPECTED OUTCOME:
<p>The Master Plan process is too onerous.</p> <p>Certain development regulations may be outdated.</p> <p>There are neighborhood concerns about design, primarily about the mass and scale of buildings.</p>	<p><u>Consider</u> code amendments to:</p> <ul style="list-style-type: none"> <li>• Remove the master plan process for neighborhood centers, and update neighborhood retail zoning regulations as the alternative process. (update allowed uses and other development standards)</li> <li>• Allow higher density uses, mobile vendors, live/work uses, including relaxing home-based business standards</li> <li>• Decrease the number of required vehicle parking stalls for neighborhood center businesses.</li> <li>• <b>(Added during Work Planning in 2015)</b> Update the sign code to allow businesses to have more visibility, while also balance this with public concerns about sign clutter.</li> </ul> <p><b>ACTION WOULD BE INCLUDED OF A FUTURE YEAR OPC WORK PLAN, AND REQUIRE A PUBLIC HEARING AND RECOMMENDATION TO CITY COUNCIL FOR AMENDMENTS TO THE DEVELOPMENT CODE.</b></p> <ul style="list-style-type: none"> <li>• Keep the public informed – show them we are acting</li> <li>• Provide strong, visuals</li> <li>• Need a public info sheet with explanation of top 4-5 things OPC wants public to understand</li> </ul>	<p>Some things to consider <u>at time this action is completed</u>:</p> <ul style="list-style-type: none"> <li>• Consider the appropriate process for infill in established neighborhoods vs. planned communities. Is the master plan process still appropriate for larger undeveloped properties?</li> <li>• Consider transitional uses (gardens, small food carts) as a possibility for placemaking when larger mixed use retail is not feasible or desired.</li> <li>• Can there be different NC categories resulting in different types of centers in different locations?</li> <li>• Current requirement is to include a 1 acre village green or park, with a center between 2-10 acres in size. If open space requirement is kept, consider reducing the size or using a percentage instead of a flat acre.</li> <li>• Current requirement is to separate centers from each other by ½ mile, and also that centers be located on Collector Streets. Consider whether these requirements are necessary.</li> <li>• Incentives for food-related businesses, such as allowing wholesale food operation in conjunction with retail uses (small-truck operations only), food stands and small neighborhood food courts.</li> <li>• Should center design review in centers be administrative or Design Review Board level?</li> <li>• Standards regarding noise, odors, hours of operation, and size of trucks used to move goods that support center businesses.</li> </ul>	<p>The process and regulations around neighborhood centers will be easier to understand, apply for and administer.</p>