



# MEMO

## Planning and Zoning Commission Amendments

**TO:** City Council  
**FROM:** Andrea Villalobos, AICP, CNU-A, Senior Planner – Planning and Development Services Department  
**DATE:** February 10, 2021  
**RE:** Planning and Zoning Commission Amendments

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### PLANNING AND ZONING COMMISSION RECOMMENDATION

At their regular Planning and Zoning Commission meeting on February 9, 2021, the Commission recommended **approval** of the revisions to the Design standards and guidelines with an 8-0 vote with the following amendments:

### AMENDMENTS

This memo reflects the changes made by the Planning and Zoning Commission. Areas in which a change was proposed by the Planning and Zoning Commission are indicated by a yellow box along with an example of what the change would look like if approved by City Council. Staff also updated the Development Code and Design Manual to fix minor typos identified by the Planning and Zoning Commission.

- #1** **Design Manual: Section A.1.3.1.A.5: Approach**  
Amendment to update the description of “The Approach” on page A:7 of the design guidelines to state that it is between “IH-35 and the Transit Neighborhood”.

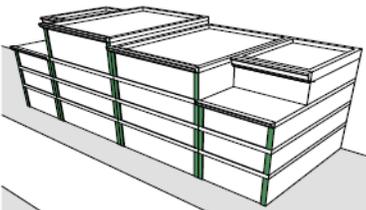
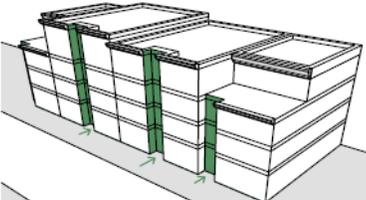
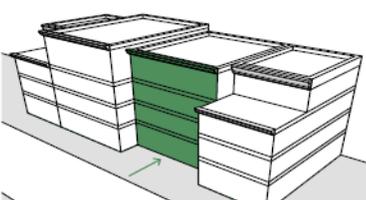
5. **Approach.** ~~The Approach context is the corridor between the highway and Downtown, providing an entry procession into the heart of Downtown. New development in this area should provide visual interest and not overwhelm the distinct character of the district. The Approach context is the corridor between~~ **IH-35 and the Downtown Core.** ~~providing an entry procession into the heart of downtown.~~

The new text would read:

**“IH-35 and the Transit Neighborhood.”**

**#2** Development Code: Section 4.3.5.4 Expression Elements, Table 4.13 Horizontal Expression Elements  
 Amendment to Table 4.13 of the Development Code to add in “Awning / Canopy” as a fourth horizontal element in the table.

**TABLE 4.12 VERTICAL EXPRESSION ELEMENTS**  
 The standards in this table are intended to ensure that vertical expression elements utilized to satisfy the blank wall area standards are of sufficient size and design to meet the intent of the blank wall area requirement.

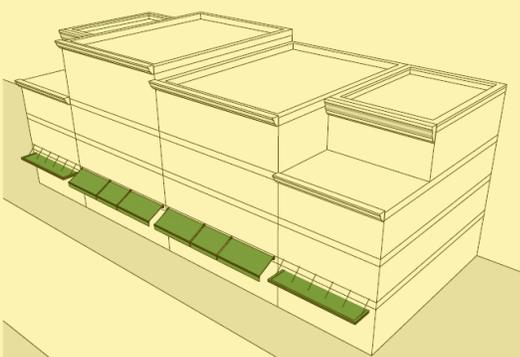
<p><b>VERTICAL EXPRESSION LINE</b></p> 	<p><b>DESCRIPTION. A VERTICAL EXPRESSION LINE CREATED BY MOLDING</b></p> <p>General Requirements:</p> <ul style="list-style-type: none"> <li>A vertical expression line with a minimum size of at least 4 in. in depth and 12 in. in width.</li> <li>The vertical expression line must occur at a minimum interval of every 80 ft. across the building frontage <u>and shall reflect historic facade widths.</u></li> </ul>
<p><b>WALL NOTCH</b></p> 	<p><b>DESCRIPTION. A FRONT FACADE SETBACK PROVIDING VERTICAL ARTICULATION TO A BUILDING FACADE.</b></p> <p>General Requirements:</p> <ul style="list-style-type: none"> <li><del>The</del> Each wall notch must provide a front facade setback of a minimum depth of 4 ft. and length of 8 ft.</li> <li>Wall notches shall be spaced to reflect historic facade width.</li> </ul>
<p><b>WALL OFFSET</b></p> 	<p><b>DESCRIPTION. AN OFFSET IN FACADE WALL INTO DIFFERENT MODULES.</b></p> <p>General Requirements:</p> <ul style="list-style-type: none"> <li>Facade module must have a minimum <del>4 ft.</del> 10 ft. offset from an adjacent module.</li> <li>The wall offset shall be located such that it relates to historic facade widths.</li> </ul>

➔ Insert new row allowing “Awning/Canopy” as a fourth horizontal element in the table.

The new text would read:

**Awning / Canopy**  
Description. A wall mounted, cantilevered structure providing shade and cover from the weather for a sidewalk.  
General Requirements:

- An awning/canopy must be a minimum of 9 feet clear height above the sidewalk and must have a minimum depth of 6 feet.
- An awning/canopy may extend into a primary or side street setback.
- An awning/canopy may encroach up to 6 feet into the public right-of-way but must be at least 2 feet inside the curb line or edge of pavement, whichever is



**#3** Development Code: Chapter 8, Definitions  
 Amendment to add a definition for “Design Context” to Chapter 8, Definitions, of the Development Code. “Design Context” should be capitalized.

The new text would read:

**Design Context:** A Design Context is a geographically defined area with existing, shared physical characteristics, constraints and opportunities. It also includes a vision for the future character of the area. Compatibility with a Design Context is a consideration for improvements in the area.

- #4 **Development Code: Section 4.3.6.2(C)(3)(a) Property Adjacent to a Sensitive Site**  
Amendment to add a condensed version of Table 4.15 to the bottom of Option 1, 2, and 3 images to enhance readability.



➔ Insert condensed version of Table 4.15 at the bottom of each option.

- #5 **Development Code: Chapter 8, Definitions**  
Amendment to add a definition for “Street Wall” to Chapter 8, Definitions, of the Development Code.

The new text would read:

**Street Wall:** A Street Wall is a vertical plane along the edge of properties abutting the public realm which is created by building facades, landscaping, site walls and other design elements. A Street Wall helps define the public street by providing enclosure and creating a human scale space. Maintaining a strong Street Wall contributes to a positive pedestrian experience.