



Meeting Date: April 4, 2016

Report No. CC-16-40

Agenda Item No. 8-a

Status: General Orders

Purpose: To inform the City Council of the proposed amendments to the adopted Form-Based Codes (FBC).

Background Summary: In April and May of 2015, the City Council adopted new development regulations for the Corridor Redevelopment Area, generally bounded by 6th, Washington, Main and Hall of Fame. These regulations are known as Form-Based Codes and establish the form and visual aspects of the area's intended development schemes.

In review of the FBC with City Standards and the projects submitted for approval in the area, a number of amendments are identified. The amendments are to bring the FBC into compliance with City Standards, to provide unique and proper designs of the street for use by multi transportation modes, and to ensure adequate provision for parking in the area. The amendments also establish a method for voluntary annexation of surrounding properties into the Corridor Redevelopment Area.

Budget Impact: There is no budget impact.

Prior Council Action or Part of an Approved Project: Yes
[Form Based Code.pdf](#); [CC-15-48 FBC Regulating Plan.pdf](#)

Related Items: [CC-15-37 Text Amend](#)

Alternatives: The following alternatives are identified:

1. Refer the proposed amendments to the Planning Commission for the April 5, 2016 meeting.
2. Refer the proposed amendments with identified changes to the Planning Commission for the April 5, 2016 meeting.
3. Direct staff to make no changes to the adopted Form-Based Codes.

Recommendation: Staff recommends Alternative #1.

Prepared by: Paula J. Dennison, Development Services

Reviewed by: John McClenny, Director of Operations

Submitted by: Norman McNickle, City Manager

Attachments: Proposed FBC Amendments