

EXTENDING
INTERIM ZONING REGULATIONS FOR THE
INTERIM ANGLE LAKE STATION AREA



PUBLIC HEARING
JUNE 23, 2015

EXTENDING INTERIM ZONING

BACKGROUND

- Interim development standards in effect since January 2014
- Six month extension approved in December 2014

WHY SECOND EXTENSION NEEDED

- Interim standards expire on June 30, 2015
- Angle Lake District Station Area Plan identifies recommendations for final standards
 - *Council action on Plan anticipated July 14, 2015*

HOW LONG OF AN EXTENSION IS PROPOSED?

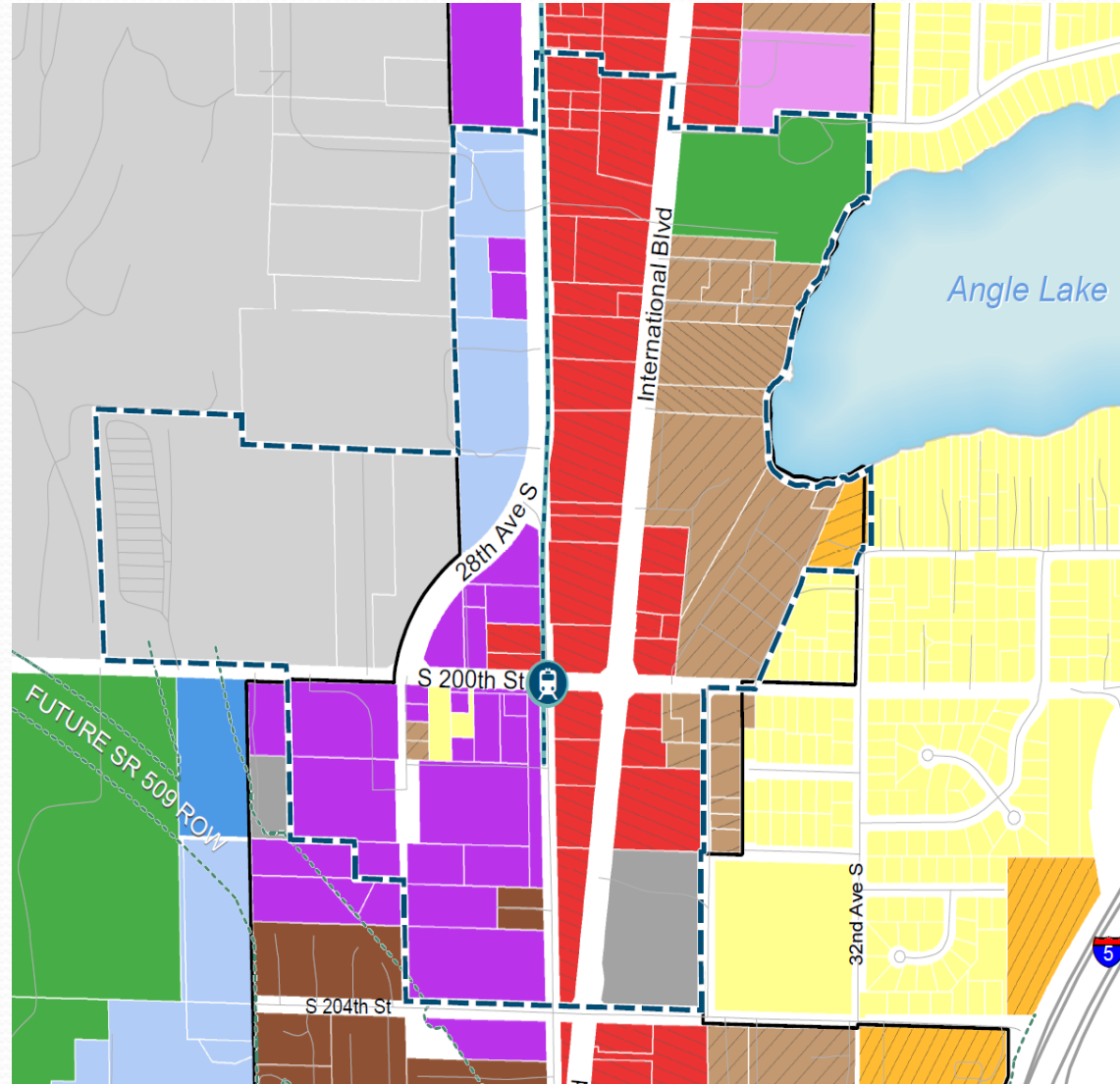
- Six months (*through December 31, 2015*)
 - Allows time for implementing standards to be developed

Note:

Should additional time be needed to develop and get public input on final standards, another six month extension would be requested

EXTENDING INTERIM ZONING

**ANGLE LAKE STATION
AREA INTERIM
BOUNDARY**



WHY INTERIM REGULATIONS?

- Protect future transit-oriented development opportunities
- Maintain new development/redevelopment standards during interim
- Consistent with Council goal for planning for the Angle Lake light rail station
- To be replaced with permanent standards after Angle Lake Station Area Plan adoption



KEY COMPONENTS OF INTERIM ZONING

- Existing zones don't change
- Minor modifications to the land use charts
- A few non-TOD uses prohibited
- Administrative conditional use permit for some uses
- All new redevelopment subject to design standards; minor changes exempt

HAVE INTERIM DEVELOPMENT STANDARDS BEEN USED TO DATE?

- Two developments approved through interim standards
- No projects have been denied



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PLANNING COMMISSION RECOMMENDATION

- June 2, 2015:
 - PC voted to recommend six month extension