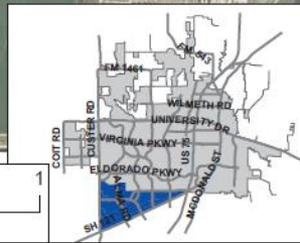
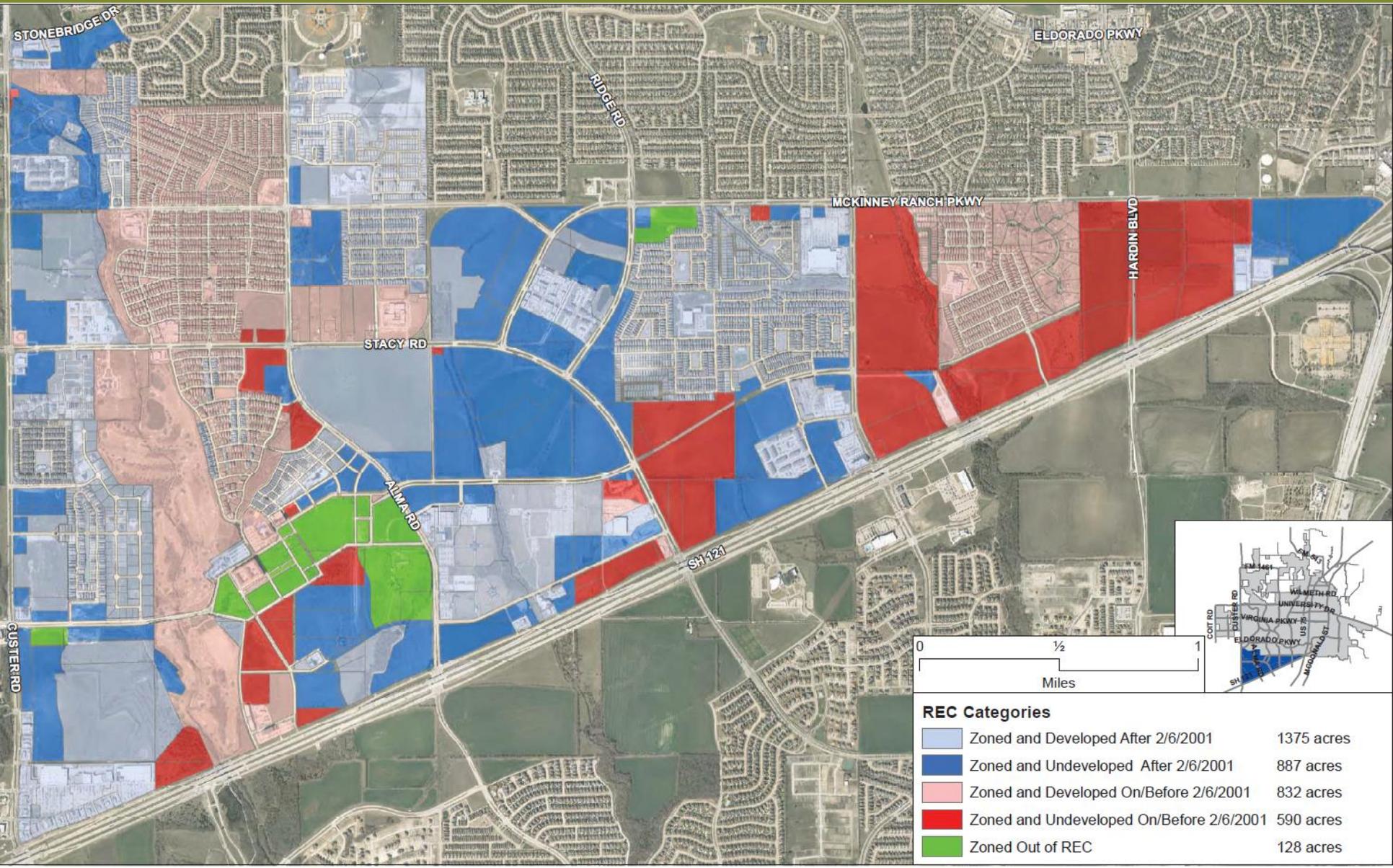


Regional Employment
Center Overlay District
Discussion
April 6, 2015



- MONEY MAGAZINE 2014 -

Map of the REC Overlay



REC Categories		
	Zoned and Developed After 2/6/2001	1375 acres
	Zoned and Undeveloped After 2/6/2001	887 acres
	Zoned and Developed On/Before 2/6/2001	832 acres
	Zoned and Undeveloped On/Before 2/6/2001	590 acres
	Zoned Out of REC	128 acres

REC Overlay Timeline

- **February 2001** – REC Overlay District established
- **March 2003** – REC Overlay District significantly amended
- **May 2014** – REC Overlay District regulations modified to remove reoccurring development challenges and provide additional flexibility aligning with the current market
- **November 2014 to Present** –
 - City Council directed Staff to re-evaluate the REC Overlay (November 2014)
 - Discussed development issues and possible solutions with City Council (February 2015)
 - Held a public input meeting and met with the MEDC's Development Advocacy Group to discuss issues and a possible solution (February 2015)
 - Discussed possible amendments to the Zoning Ordinance and Comprehensive Plan with City Council and Planning and Zoning Commission (March 2015)
 - Held a public input meeting to discuss issues and possible amendments (March 2015)

Possible Solution to REC Development Issues

- Remove the applicability of the REC Overlay for all new rezoning requests moving forward, but keep the REC regulations “on the books”
- Properties currently subject to the REC Overlay can develop according to the REC requirements or choose to rezone to a standard zoning designation or new planned development district
- Modify the Land Use and Urban Design Sections of the Comprehensive Plan (i.e. Future Land Use Plan and Future Land Use Plan Module Diagram) to guide future rezoning requests
- Modify the Comprehensive Plan’s Multi-Family Policy to address the current exemption within the REC area and

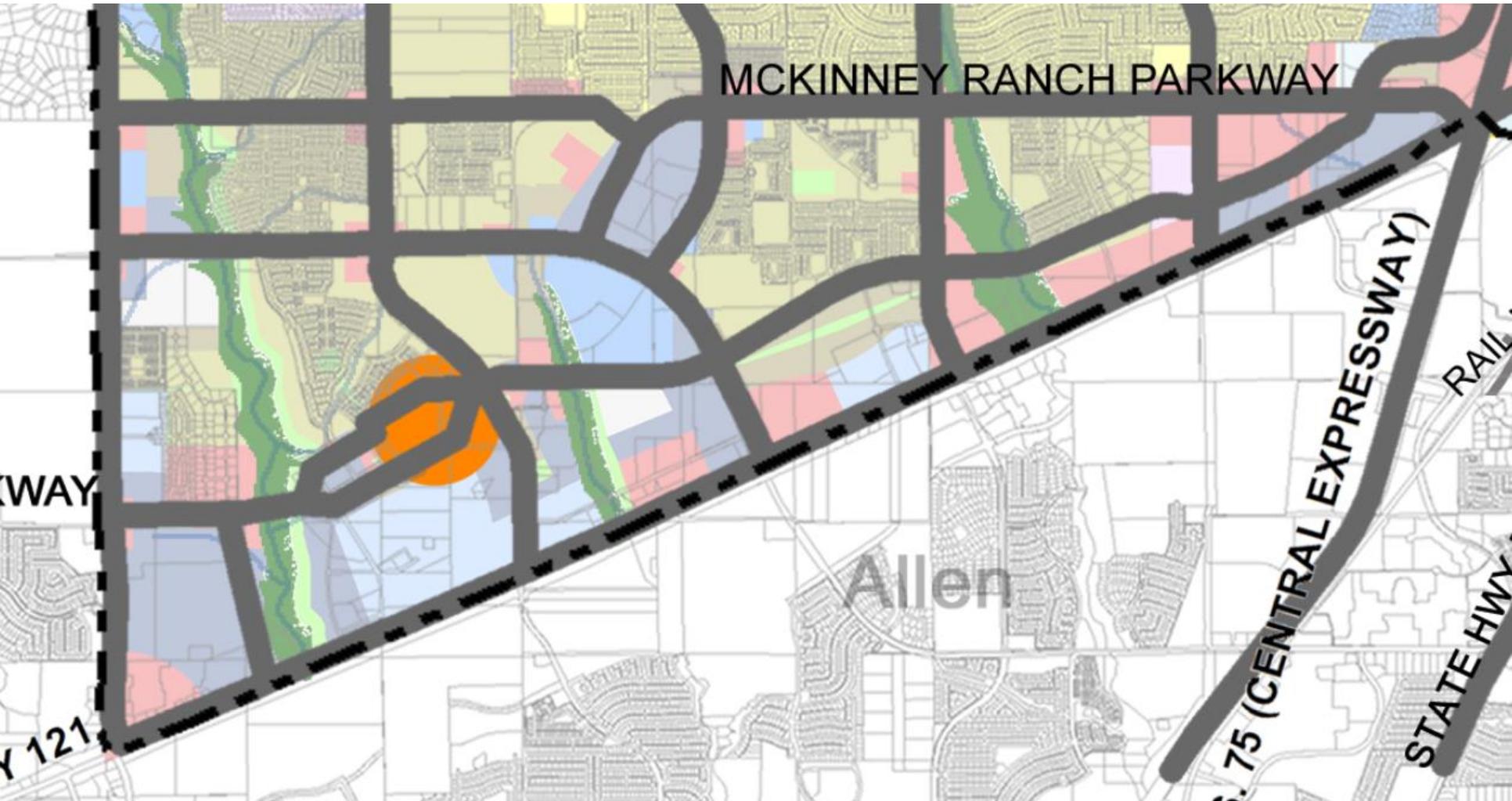
Proposed Zoning Ordinance Amendments

- Section 146-99 (REC Regional Employment Center Overlay District)
- Section 146-132 (Fences, Walls, and Screening Requirements)
- Section 146-139 (Architectural and Site Standards)

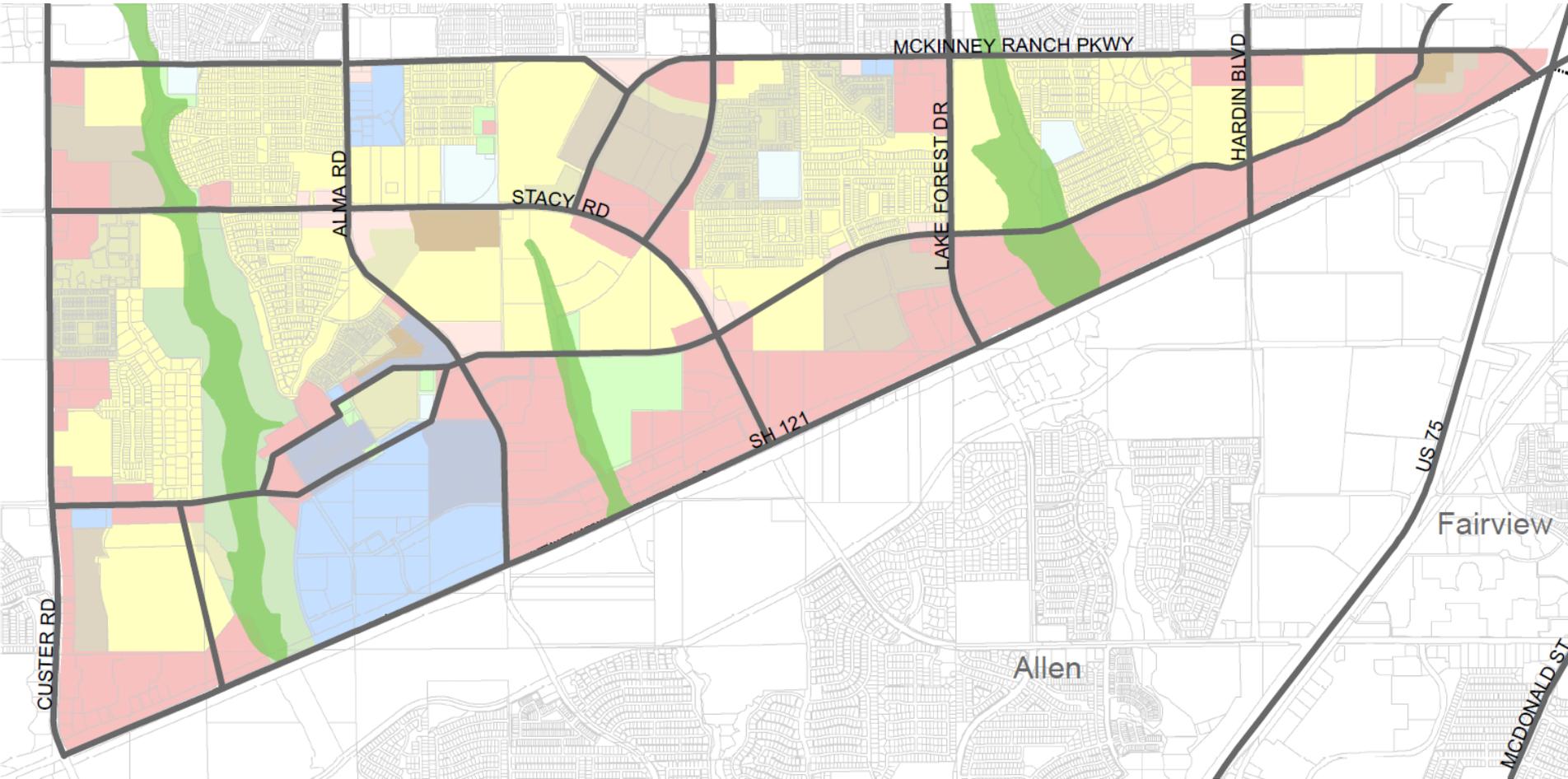
Proposed Comprehensive Plan Amendments

- Section 7 (Land Use Element):
 - Integrated Tollway Commercial and Urban Mix Modules and Tollway Commercial and High Density Urban Residential land use definitions
 - Modified Future Land Use Plan
 - Modified Future Land Use Plan Module Diagram
 - Removed REC references
- Section 8 (Transportation)
 - Removed REC reference
- Section 11 (Urban Design)
 - Integrated Tollway Commercial and Urban Mix Modules into the urban design guidelines
 - Removed REC references

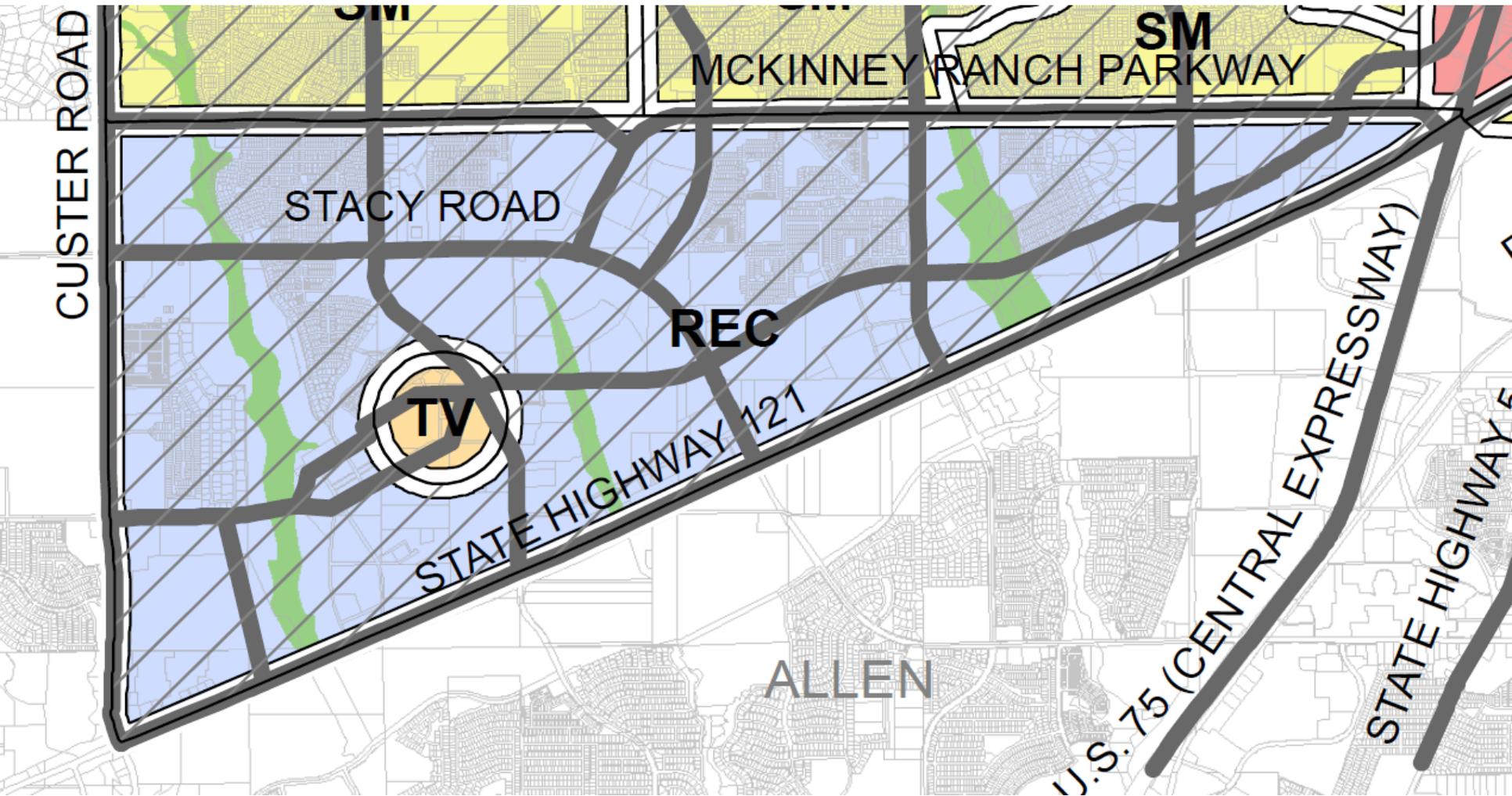
Existing Future Land Use Plan (FLUP)



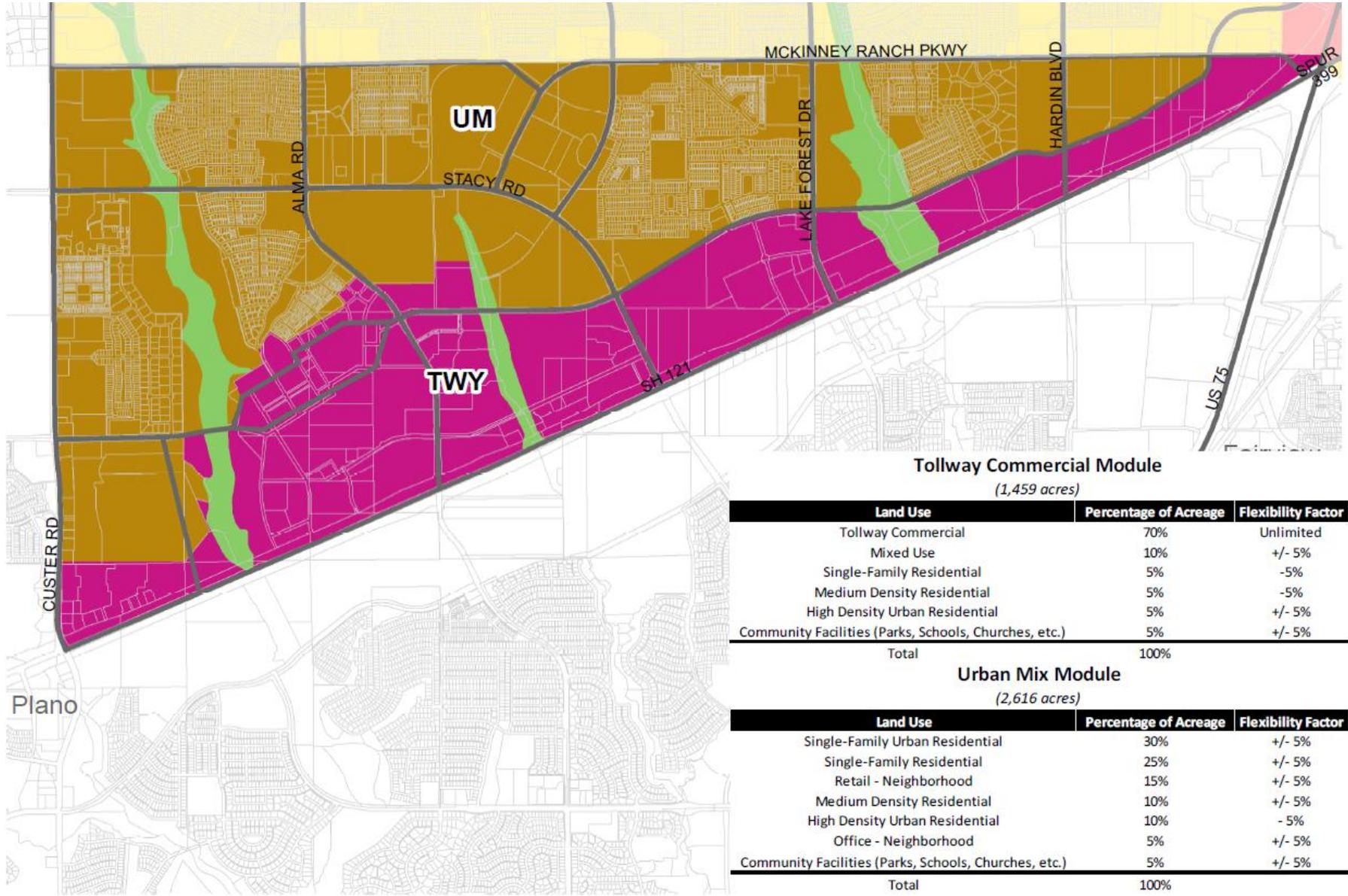
Proposed Future Land Use Plan (FLUP)



Existing Future Land Use Plan Module Diagram (FLUP MD)



Proposed Future Land Use Plan Module Diagram (FLUP MD)



Tollway Commercial Module
(1,459 acres)

Land Use	Percentage of Acreage	Flexibility Factor
Tollway Commercial	70%	Unlimited
Mixed Use	10%	+/- 5%
Single-Family Residential	5%	-5%
Medium Density Residential	5%	-5%
High Density Urban Residential	5%	+/- 5%
Community Facilities (Parks, Schools, Churches, etc.)	5%	+/- 5%
Total	100%	

Urban Mix Module
(2,616 acres)

Land Use	Percentage of Acreage	Flexibility Factor
Single-Family Urban Residential	30%	+/- 5%
Single-Family Residential	25%	+/- 5%
Retail - Neighborhood	15%	+/- 5%
Medium Density Residential	10%	+/- 5%
High Density Urban Residential	10%	-5%
Office - Neighborhood	5%	+/- 5%
Community Facilities (Parks, Schools, Churches, etc.)	5%	+/- 5%
Total	100%	

Proposed Changes to the Multi-Family Policy

- If the vision for the REC overlay is no longer based on an urban vision, Staff recommends that the exemption of the REC area (Sector 6) from the Multi-Family Policy be removed
- Creation of a new exemption and definition for urban multi-family residential developments (City-wide) which incorporates, at a minimum, the following urban design elements:
 - Structured and/or tuck-under garage parking for no less than 80% of the total required parking;
 - Ground floor units adjacent to a public right-of-way are designed and constructed to permit commercial uses with a minimum 12 feet clear ceiling height;
 - Meaningful. Centrally located internal open spaces (parks, plazas, courtyards, and squares) offering public gathering area; and
 - 10 foot wide public sidewalks adjacent to all public roadways

Next Steps

- Integrate necessary feedback and prepare final drafts of:
 - Zoning Ordinance amendments
 - Comprehensive Plan amendments
 - Multi-Family Policy amendments
- Adoption proceedings will be tentatively scheduled for the April 28, 2015 Planning and Zoning Commission meeting and the May 5, 2015 City Council meeting.