

**Questions Submitted by the Planning & Zoning Commission Board Chair
on Proposed MUTND (July 2018)**

1. Please confirm that if this legislation passes that everything currently in place will be grandfathered in and remain acceptable (no forced changes).

All uses are grandfathered, but will be considered nonconforming uses and will be subject to building and zoning code compliance according to their current zoned district.

2. Is the City aware of any specific projects currently in the works that would be interested in new development in this zoning district?

The old service garage is being looked at by two different developers whose verbal descriptions of projects would involve retail and/or residential space. (No plans have been submitted.)

3. What are the main differences of what is allowed from the current zoning (P-1 & I-2) to the proposed MUTND? Why not just keep the zoning the same?

According to section 1260, the proposed use in an MUTND is to have a range of 30-70 percent residential use, and a 10-50 percent non-residential use, subject to Planning Commission's discretion for modification of these figures. See section 1270.07 (b).

4. Why did the City choose these specific parcels? Why not more further north and west?

The areas chosen must include properties that are contiguous, and while we have included 8.64 acres, 15 acres is required for the rezoning project under section 1260.02 (a), and the City is requesting a waiver of the acreage requirement from Planning Commission. Four of the properties have structures that are either partially vacant, vacant, or ripe for development. Also, section 1260.06 (b) requires a minimum of 20 percent of the project area to include common open space, which would include a major portion of the train depot property and the City property that is being added to the project.

5. Where else in the City do we have MUTND zoning currently? Has anything been developed there yet?

The MUTND along Columbia Road, south of Bagley Road, was recently adopted in 2017, so it is too early to look for the effect of the rezoning.