

ZONING & DESIGN STANDARDS ISSUES

Appendix to: Evans Riverside Neighborhood Plan

The Riverside Neighborhood has a zone category that only occurs in this area of the City: RC Residential Commercial District. This unique zone category has the following intent statement:

RC Residential Commercial District:

"It is the intent of the City, when establishing the residential commercial district, to provide a district which combines, on a scale sufficient to permit the application of efficient master planning, the multiple uses of residences, offices, services, medical offices and facilities, pharmacies, recreation and associated uses. To the extent practicable, the plan should serve to de-emphasize the use of the individual motor vehicle within the district. Dwelling units shall be an important component of the residential commercial district and should be thoroughly dispersed throughout the district in diverse forms and sizes. Public spaces shall be encouraged and give strong consideration within any intensely developed commercial or office areas."

The consultant's evaluation of this zone district is quite favorable in that the intention supports the Vision for the Riverside Neighborhood by encouraging a diverse "downtown" district that values a mix of land uses and creates a walkable environment for residents and visitors. It is this intent that has inspired the preferred vision plan that recommends the expansion of this district by converting adjacent R-1 and R-2 zones in the central portion of the neighborhood where there are already a number of home businesses. The expansion of this zone is intended to bring non-conforming uses into conformance and encourage others in achieving the highest and best use of their properties.

However, it is recommended that before new redevelopment or new development applications are processed, the details of the RC zoning district be evaluated, revised as necessary and re-adopted so that it is clearly supportive of the Riverside Neighborhood Master Plan.

Land Use

The list of permitted uses, uses by special review, and prohibited uses is subject to the definitions section and administrative interpretation but deserves to be analyzed for potential conflicts with the Riverside Neighborhood Master Plan and for not being progressive enough to fit the desires of residential or business property owners.

Residential:

The permitted uses under this category are fairly inclusive with the exception that factory-built homes, manufactured homes, and staff supervised residential facilities are prohibited. Many of these uses are

permitted under other zone districts in the neighborhood, with the exception of staff supervised residential facilities or assisted living which are permitted in the R-3 district not represented in the master plan area. One residential product type not specifically addressed is a live/work unit. By definition this is a space that combines living quarters with work space. While a typical mixed use development combines residential units and commercial space in one structure, these are often separated by level and have separate entrances. Live/work spaces often attract more creative or artistic users but will require a set of regulation for renting, employees, deliveries and parking.

Commercial:

Citizen surveys revealed a desire for an eclectic mix of uses that included many creative or artistic enterprises that may be hard to categorize under Retail Uses - extensive or Retail Uses - intensive. Both of these definitions should be carefully evaluated and potentially customized for this zone district based on the neighborhood vision. Some of these may fit under the personal service establishment. The larger issue is that this zone district is the core of an established neighborhood and by definition the retail uses would allow for drive through operations and areas for outdoor display, sales, service, and storage. These uses do not support the vision for the "downtown" neighborhood but would be appropriate in other zone districts especially nearer to the Highway 85 corridor. An inventory of existing businesses and a determination of potential businesses is recommended to build a list of uses and/or modify current definitions. In addition, it will be important to consider which uses would require special review and specific regulations to mitigate any impacts on adjacent property.

Dimensional Standards

The residential standards for the RC District are identical to zones R-1, R-2 and R-3 which are typical of single use districts. It is recommended that the setbacks for RC zoning allow for structures to be close to the front property line or sidewalk to achieve the desired walkable streetscape with provisions to evaluate a project based on adjacent uses and impacts. Side and rear setbacks need to be equally flexible. A minimum open space requirement of 45% may be too restrictive and potentially creates unusable open space. A block analysis is recommended to ensure that dimensional standards are consistent with the pattern and character of existing residential development in the neighborhood.

The commercial standards for the RC District have similar front and side setbacks as the commercial zones C-1, C-2 and C-3, however, the street side and rear setbacks when adjacent to residential are 30'. These dimensions could prevent commercial uses on small lots which comprise the majority of the Riverside neighborhood area. Front setbacks should be 0-5' to create the desired streetscape, and build-to lines should be established along the 39th Street commercial corridor. When adjacent to similar commercial or retail uses the side setbacks can also be 0-5' as well as rear provided there is alley access. As with the evaluation of residential dimensional standards, a block analysis is recommended for ensuring that commercial

development is appropriately accommodated by the zoning standards.

Architectural and Site Design Standards

Chapters 18.31, 18.32 and 18.33 provide comprehensive design specifications with the intent to promote the health, safety and general welfare of residents by encouraging high quality in the site design, organization and construction of new developments and neighborhoods. It is recommended that these chapters be evaluated for their applicability to redevelopment and new development projects for the Riverside Neighborhood based on its vision. Many residents value the unique character of the neighborhood and have strongly expressed the importance of design guidelines that allow for creative expression and a somewhat eclectic approach to design.