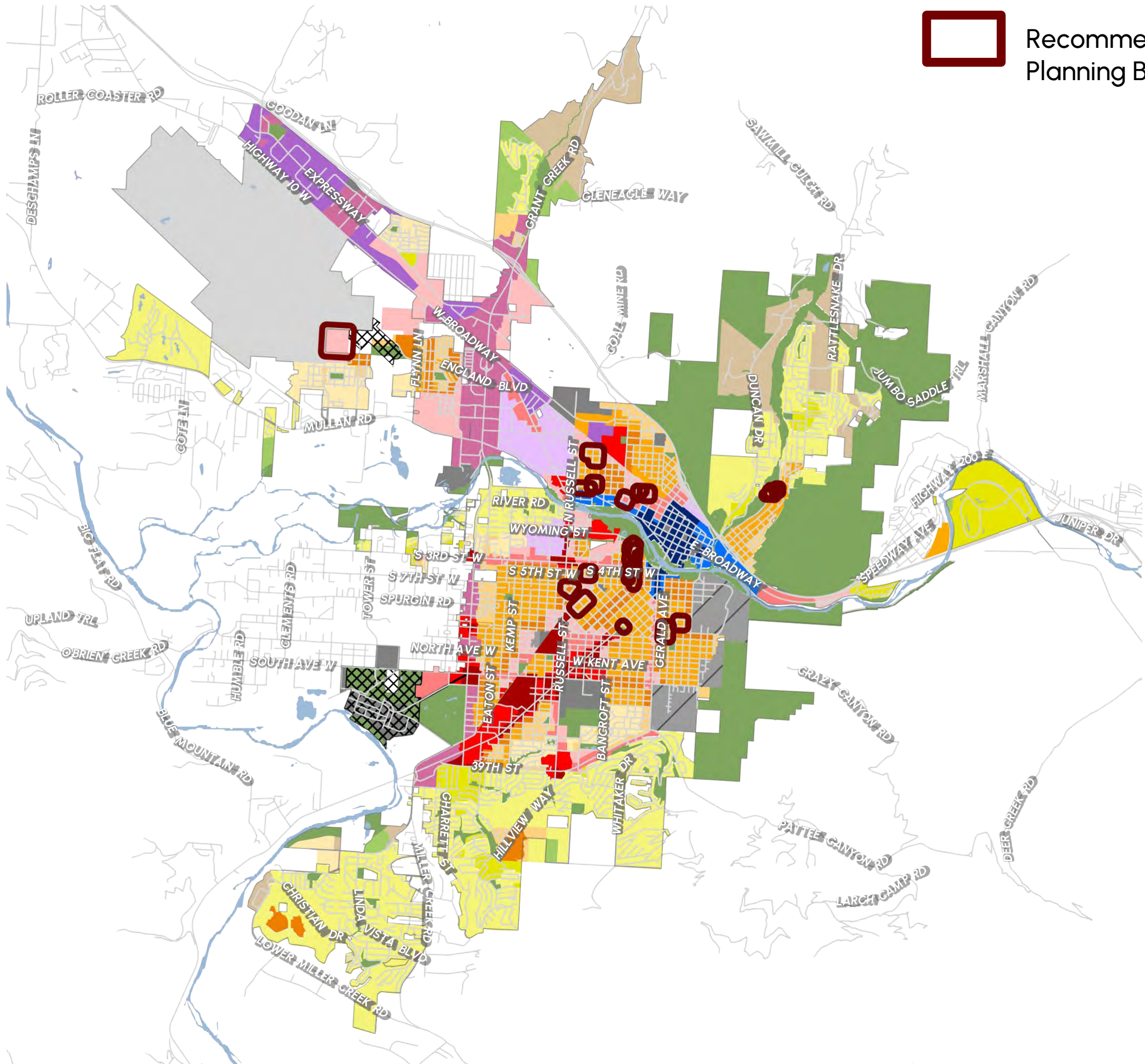


Zoning District

- Downtown Core (D-C)
- Downtown Transition (D-T)
- Urban Mixed Use-Community 4 (U-MU4)
- Urban Mixed Use-Community 3 (U-MU3)
- Urban Mixed Use-Neighborhood 2 (U-MU2)
- Urban Mixed Use-Neighborhood 1 (U-MU1)
- Limited Urban Mixed-Use (LU-MU)
- Transitional Mixed Use (T-MU)
- Urban Residential 4 (U-R4)
- Urban Residential 3 (U-R3)
- Urban Residential 2 (U-R2)
- Urban Residential 1 (U-R1)
- Limited Urban Residential 2 (LU-R2)
- Limited Urban Residential 1 (LU-R1)
- Rural Residential (R-R1)
- Aviation (A)
- Civic District 1 (CD-1)
- Civic District 2 (CD-2)
- Limited Industrial (I-1)
- Heavy Industrial (I-2)
- Open Space (OP-1)
- Open and Resource Lands (OP-2)

- Airport Hazard Area
- Historic Resource Overlay



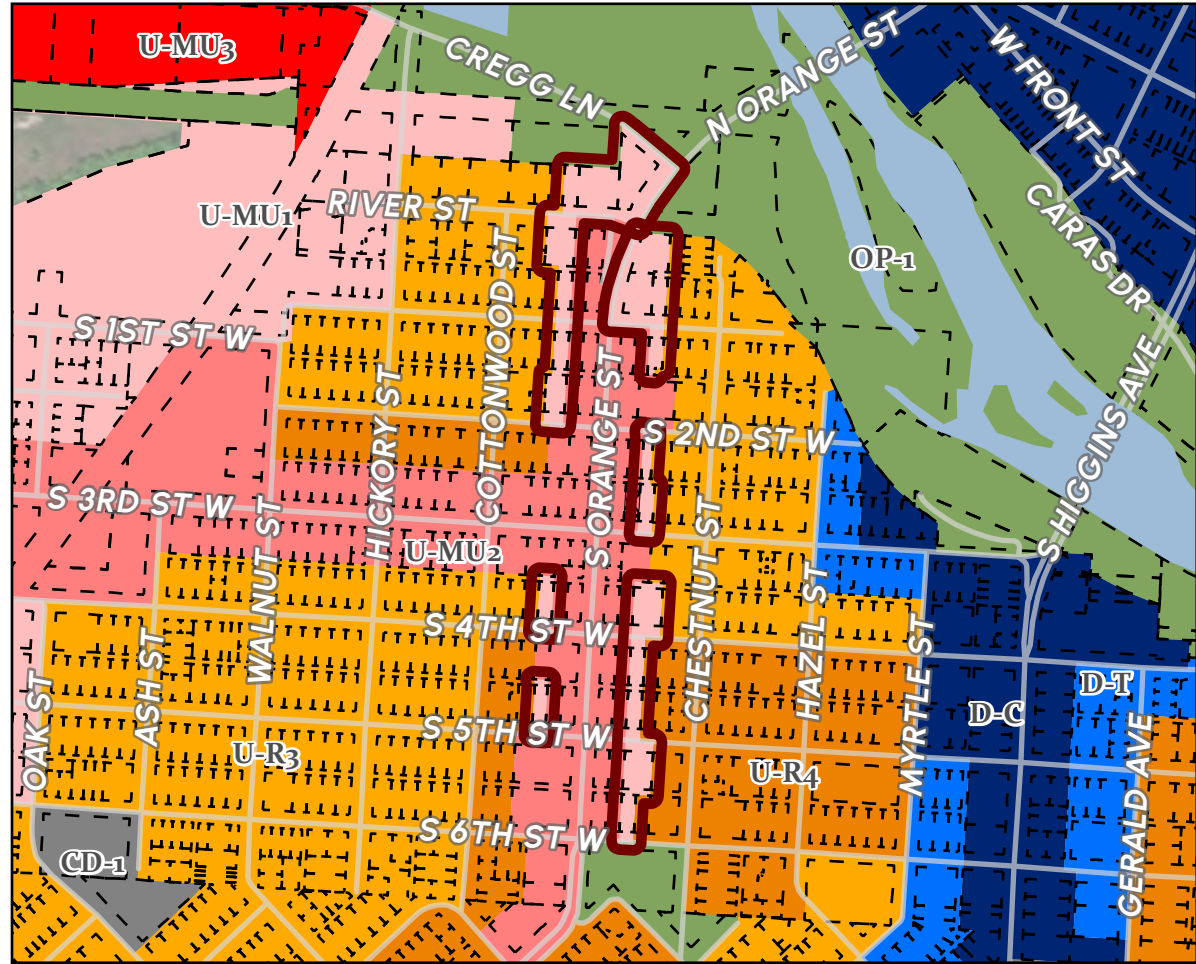
Recommended Amendments based on Planning Board recommendations

Areas included:

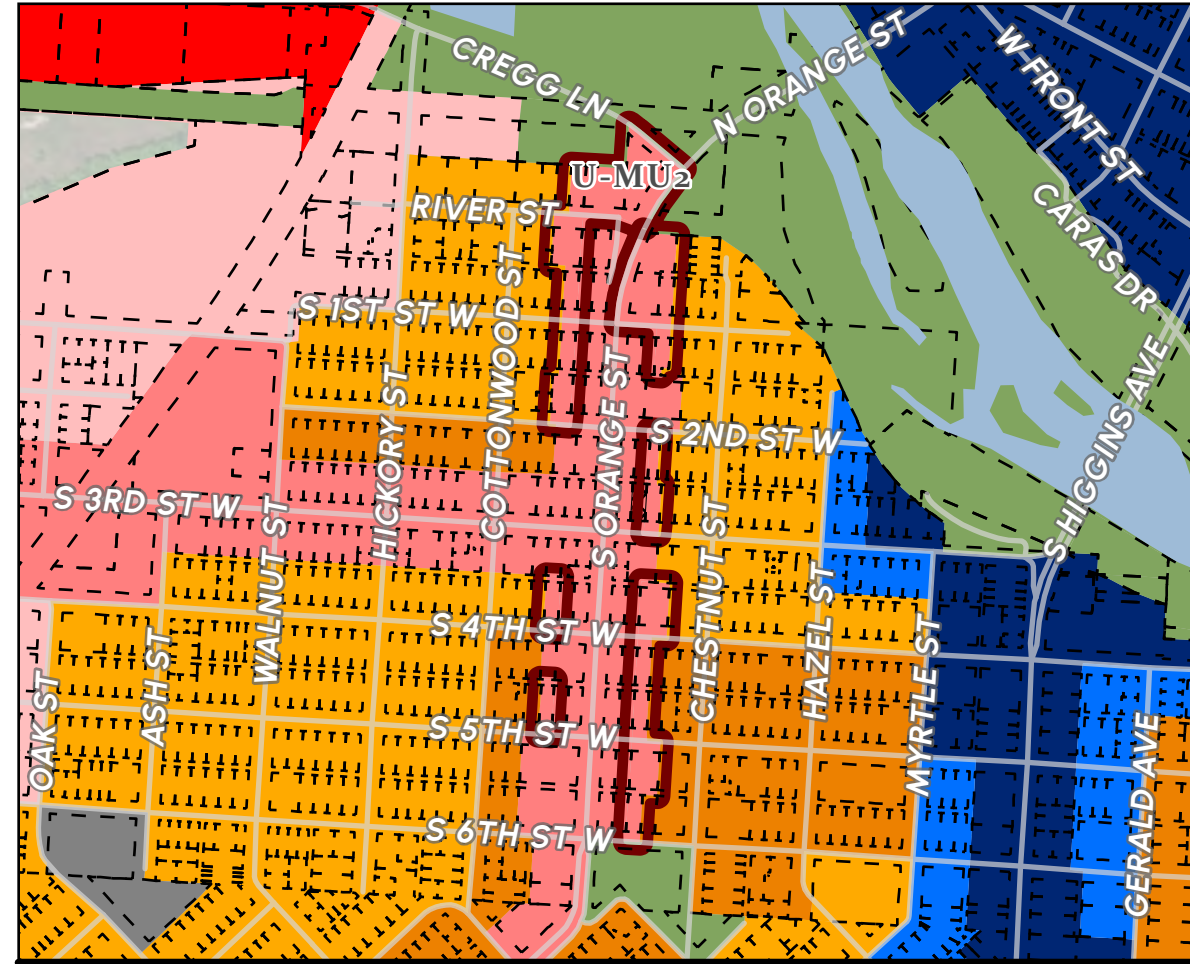
- Paisley Place Subdivision
- Westside 'smoothing' of zig-zags, U-MUI blocks, and half block along Downtown Transition
- Orange Street U-MUI areas
- Odd and singled out blocks in Franklin to the Fort and Rose Park neighborhoods
- University District 'smoothing' of zig-zags' and Beckwith Ave
- Access issues pertaining to Charis Ln and Monroe St in the Lower Rattlesnake

Update to Zoning Map after Planning Board #1

Adoption Draft Zoning: **U-MU1**

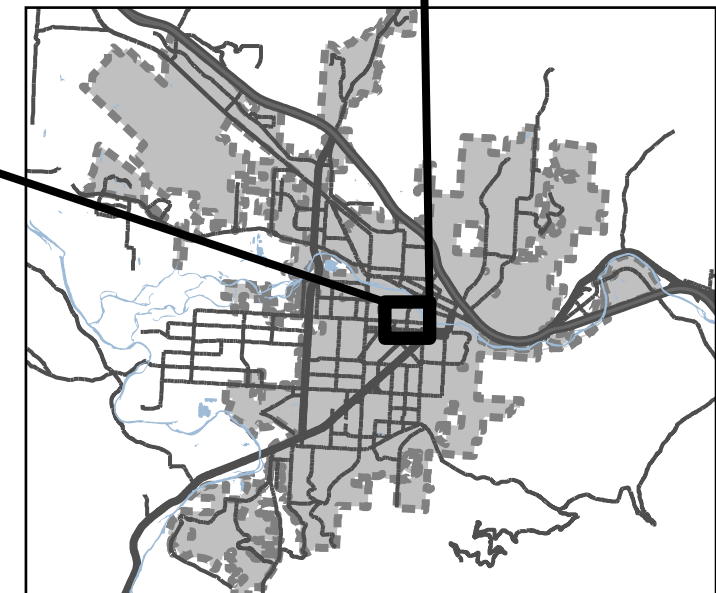


Proposed Zoning Change: **U-MU2**



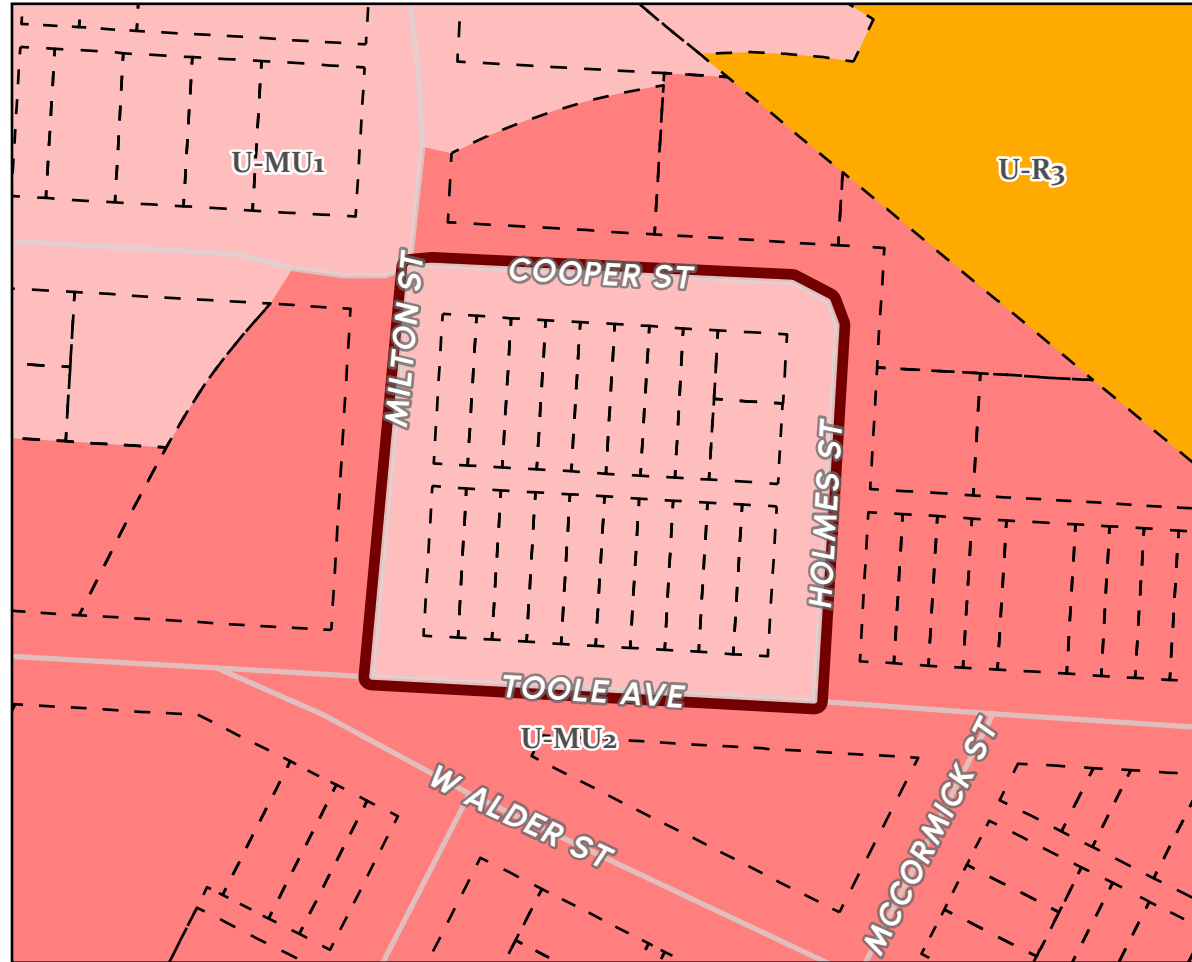
- Zoning_Overlays
- Zoning After Planning Board
- D-C
 - D-T
 - U-MU4
 - U-MU3
 - U-MU2
 - U-MU1
 - LU-MU
 - T-MU
 - U-R4
 - U-R3
 - U-R2
 - U-R1
 - LU-R2
 - LU-R1
 - R-R1
 - I-2
 - I-1
 - A
 - CD-1
 - CD-2
 - OP-1
 - OP-2

Update Explanation: Smoothing out split blocks along Orange Street.

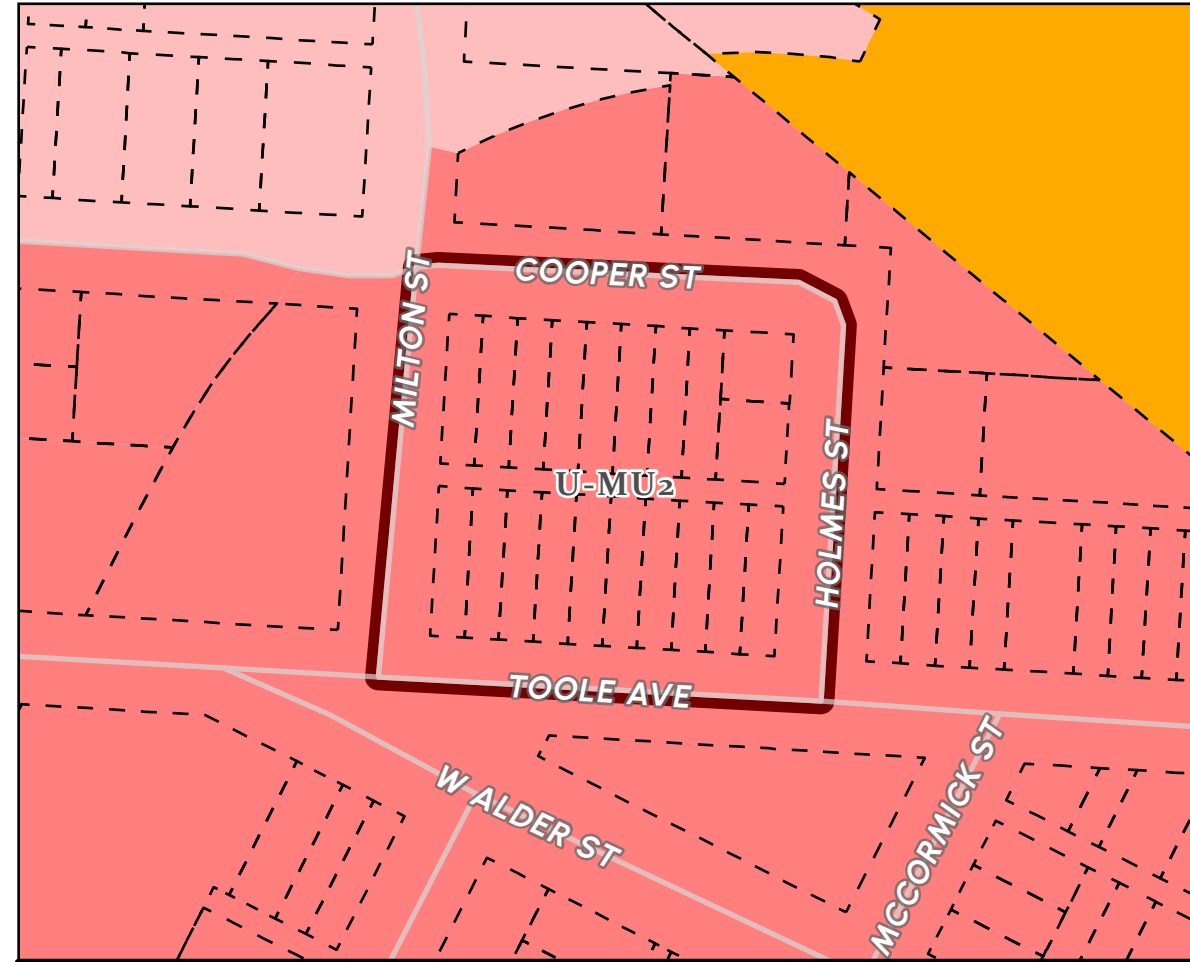


Update to Zoning Map after Planning Board #2

Adoption Draft Zoning: **U-MU1**



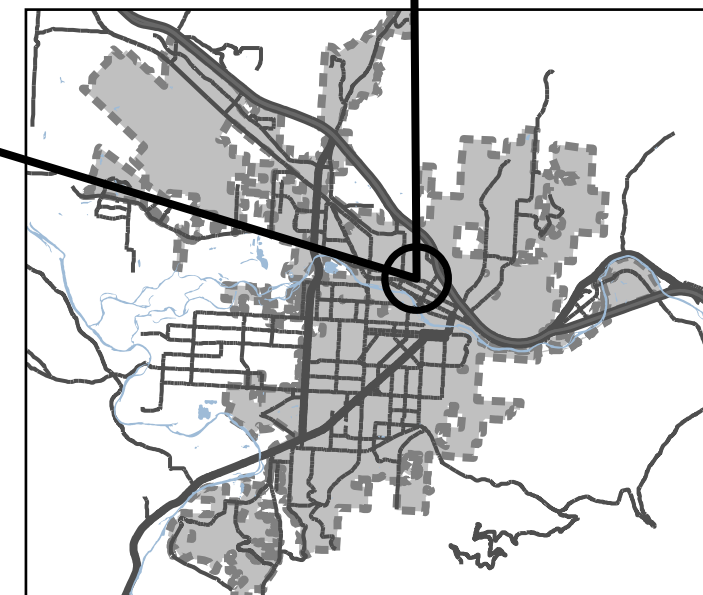
Proposed Zoning Change: **U-MU2**



☒ Zoning_Overlays
Zoning After Planning Board

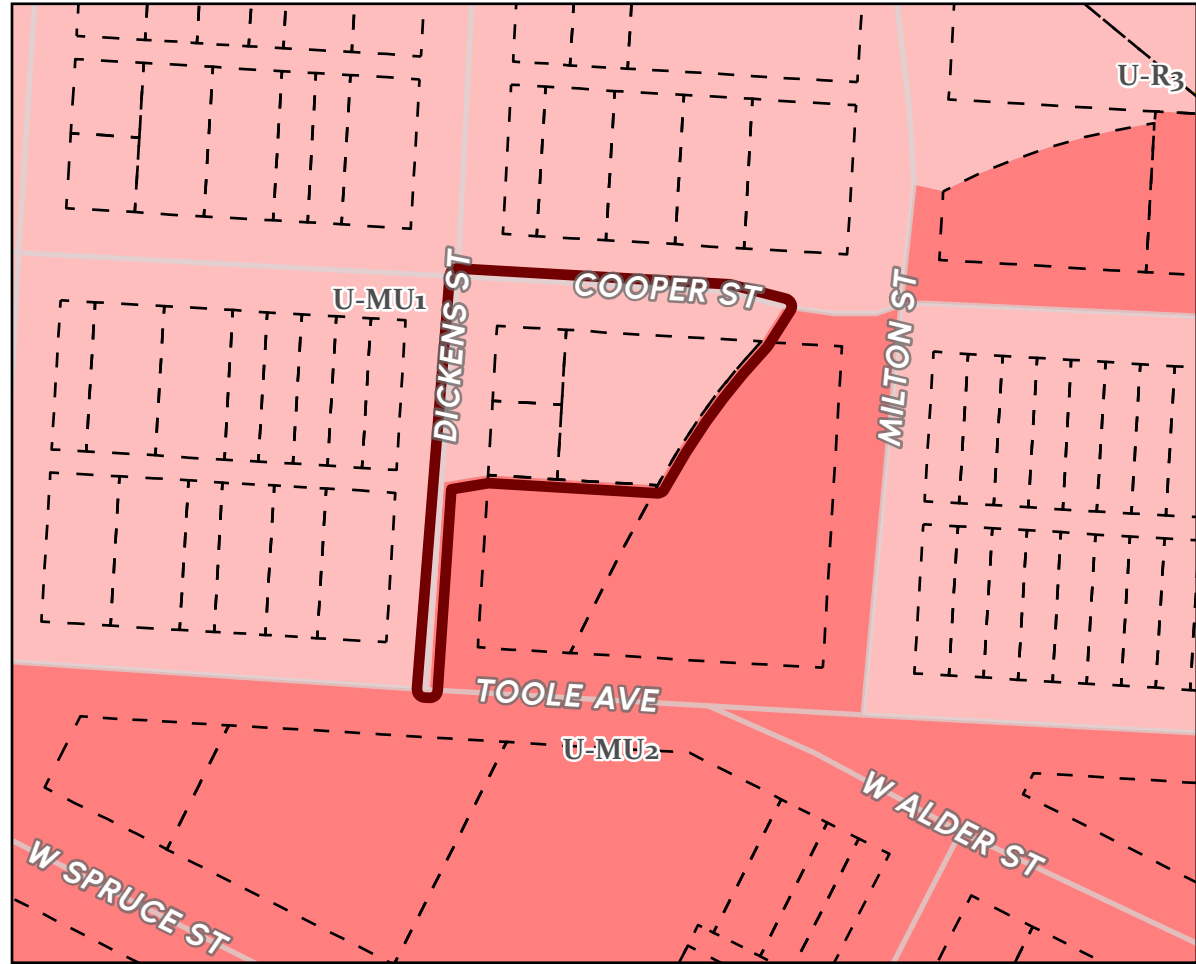
- D-C
- D-T
- U-MU4
- U-MU3
- U-MU2
- U-MU1
- LU-MU
- T-MU
- U-R4
- U-R3
- U-R2
- U-R1
- LU-R2
- LU-R1
- R-R1
- I-2
- I-1
- A
- CD-1
- CD-2
- OP-1
- OP-2

Update Explanation: Smoothing out weird single blocks in the Westside Neighborhood.

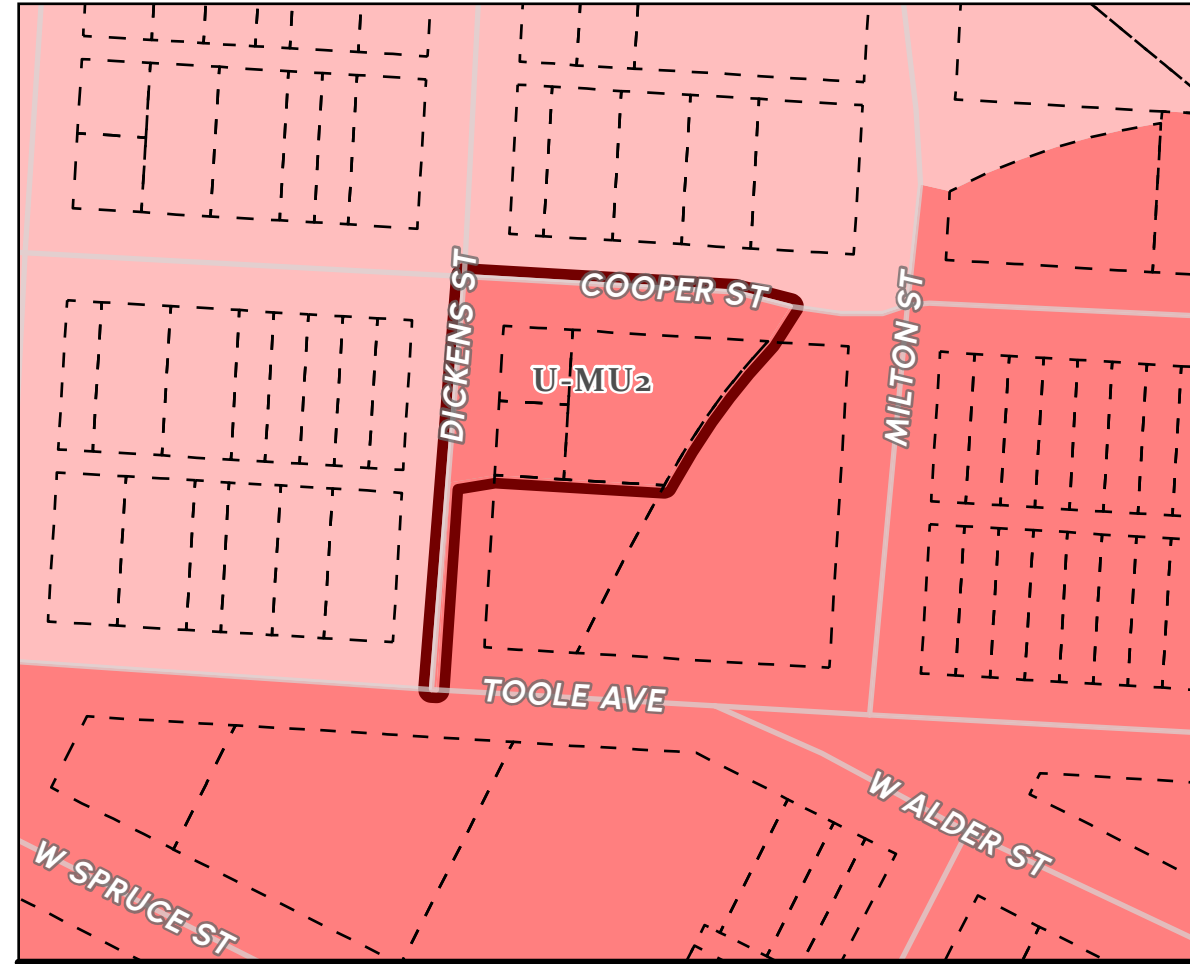


Update to Zoning Map after Planning Board #3

Adoption Draft Zoning: **U-MU1**

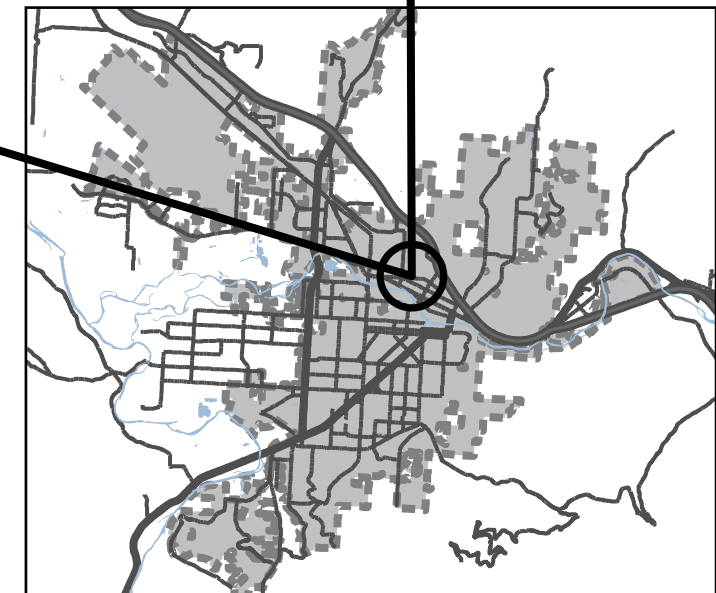


Proposed Zoning Change: **U-MU2**



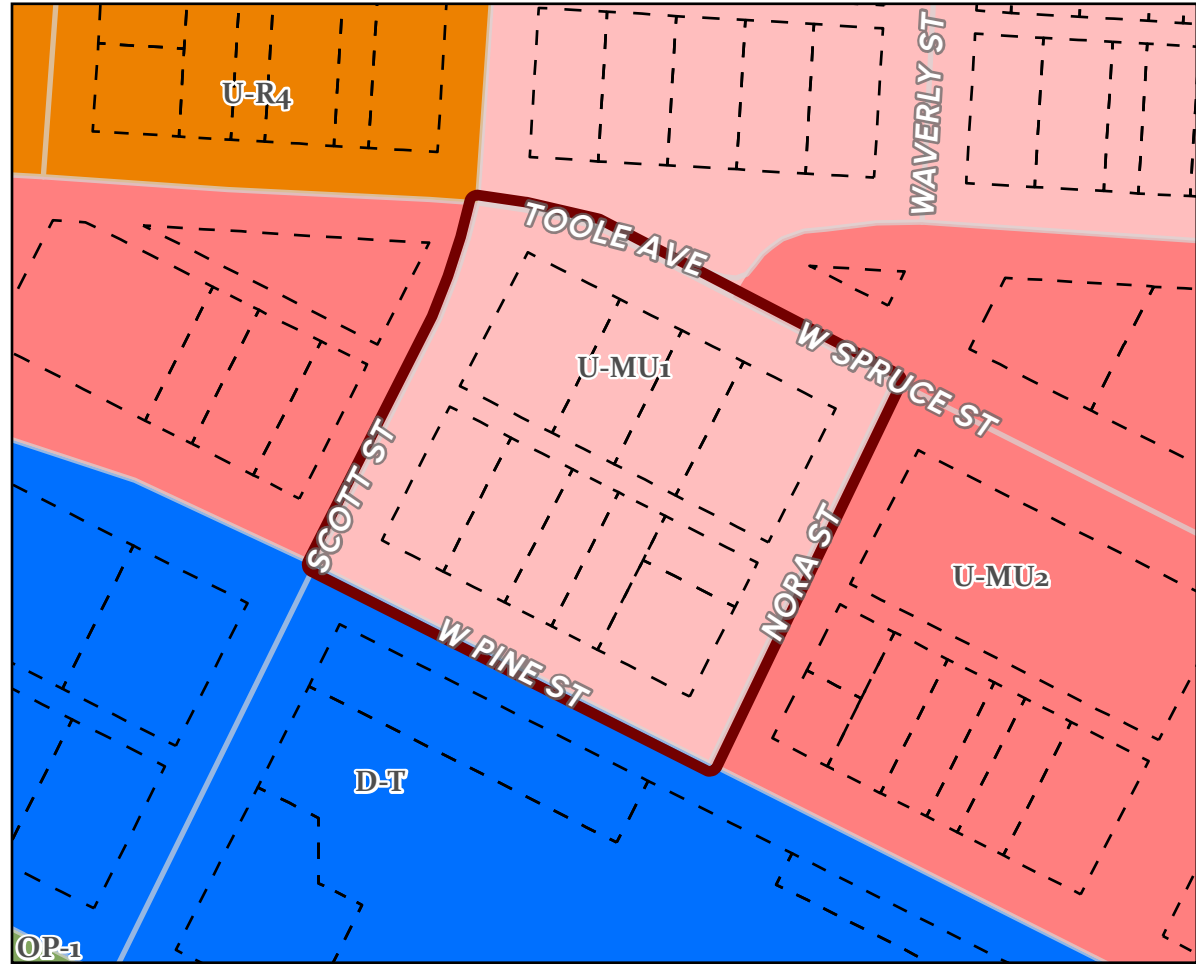
- Zoning_Overlays
- Zoning After Planning Board
- D-C
 - D-T
 - U-MU4
 - U-MU3
 - U-MU2
 - U-MU1
 - LU-MU
 - T-MU
 - U-R4
 - U-R3
 - U-R2
 - U-R1
 - LU-R2
 - LU-R1
 - R-R1
 - I-2
 - I-1
 - A
 - CD-1
 - CD-2
 - OP-1
 - OP-2

Update Explanation: Smoothing out split blocks in the Westside Neighborhood.

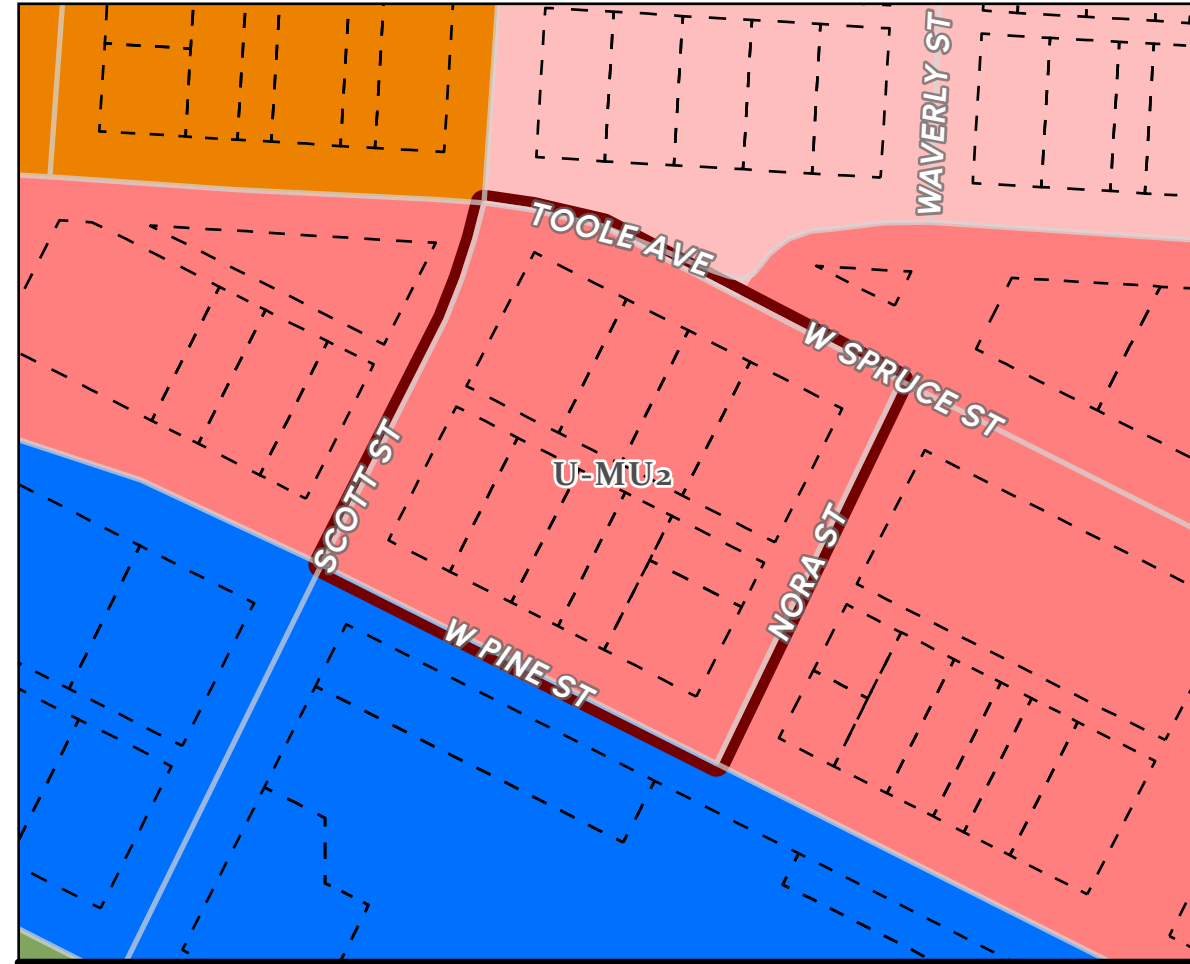


Update to Zoning Map after Planning Board #4

Adoption Draft Zoning: **U-MU1**

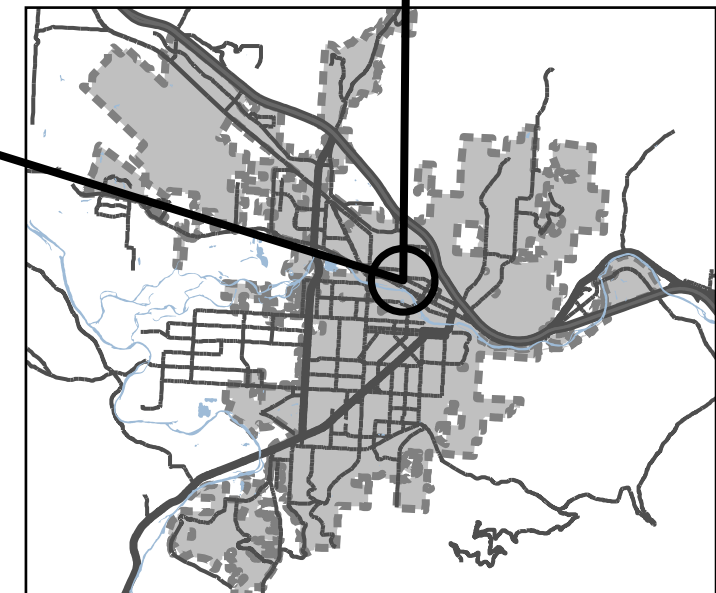


Proposed Zoning Change: **U-MU2**



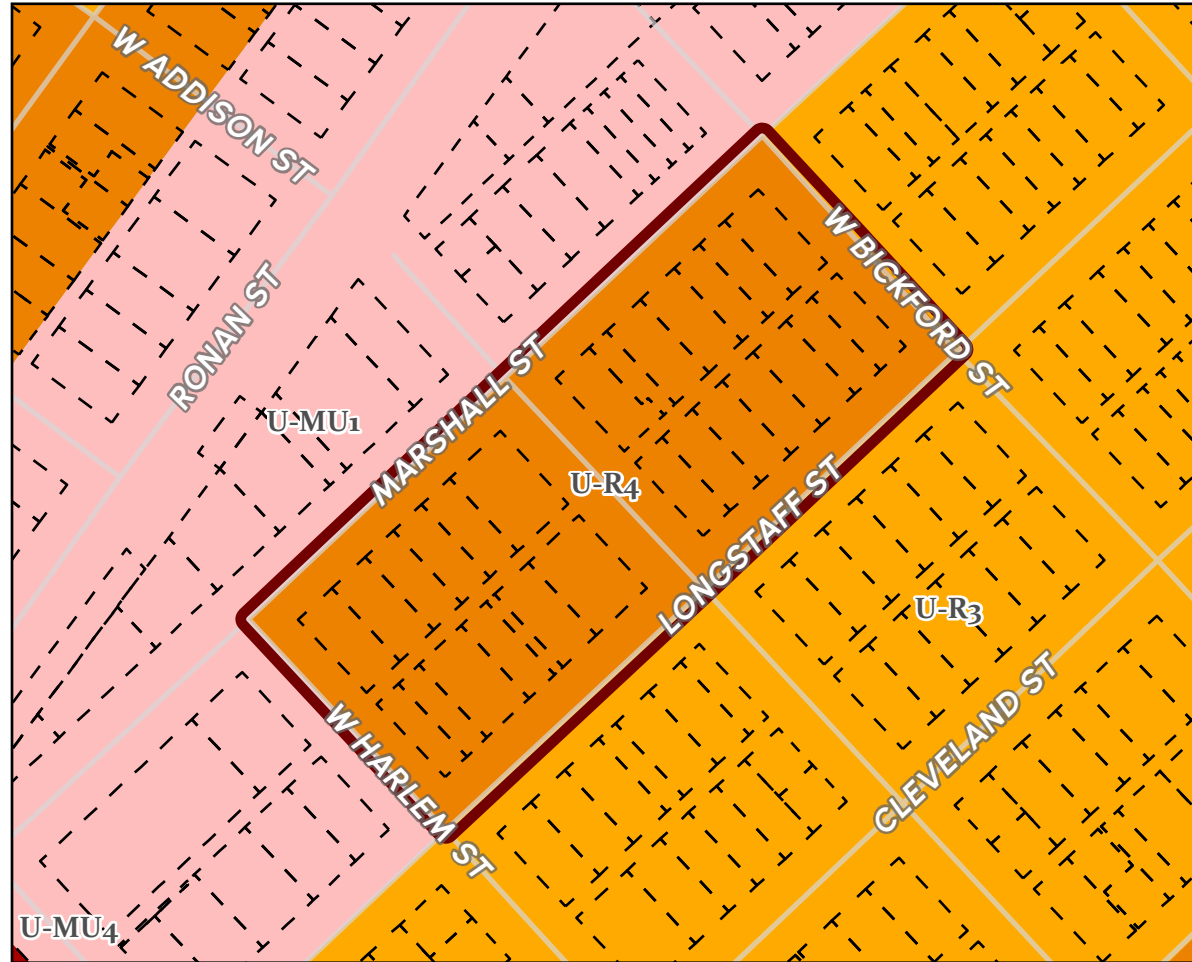
- Zoning_Overlays
- Zoning After Planning Board
- D-C
 - D-T
 - U-MU4
 - U-MU3
 - U-MU2
 - U-MU1
 - LU-MU
 - T-MU
 - U-R4
 - U-R3
 - U-R2
 - U-R1
 - LU-R2
 - LU-R1
 - R-R1
 - I-2
 - I-1
 - A
 - CD-1
 - CD-2
 - OP-1
 - OP-2

Update Explanation: Smoothing out weird single blocks in the Westside Neighborhood.

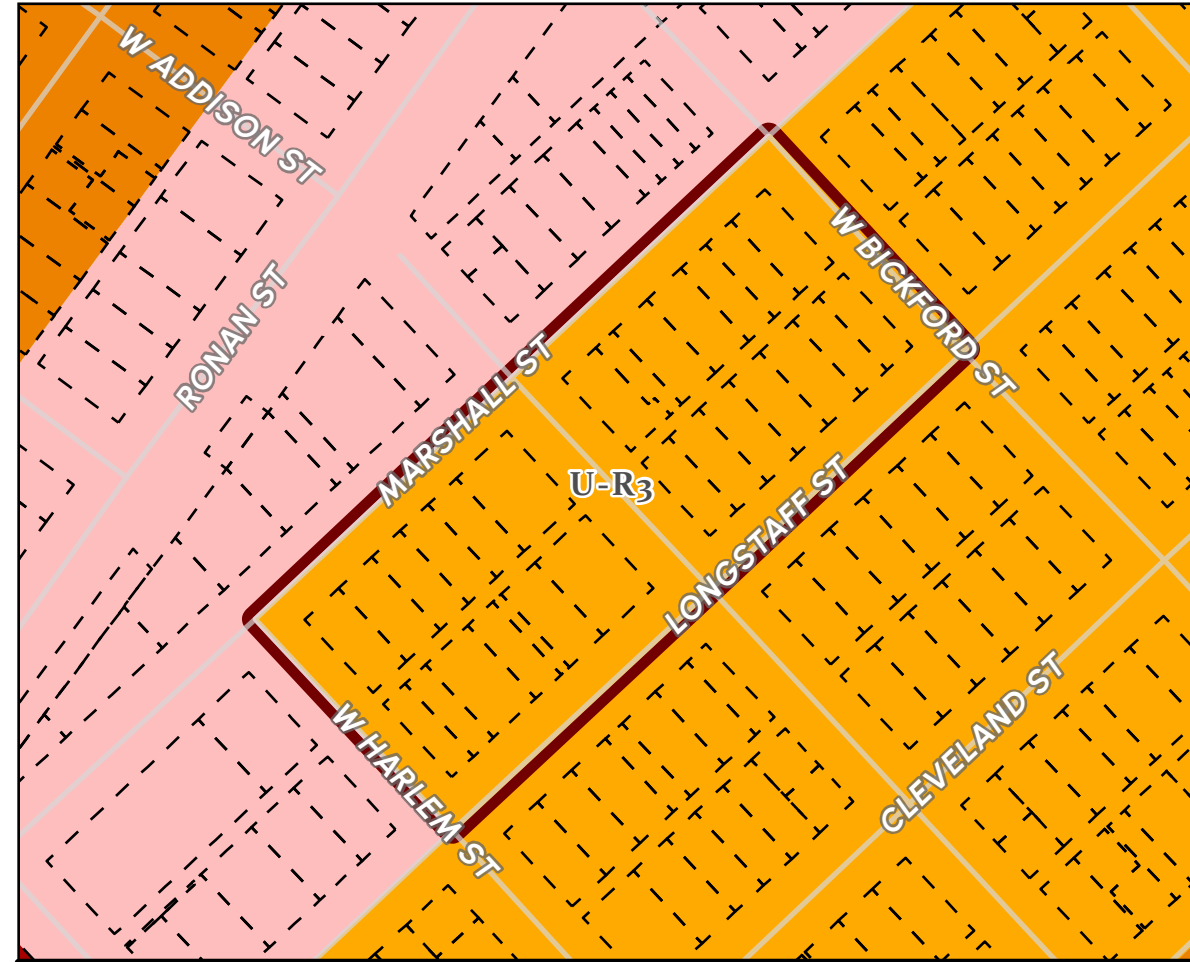


Update to Zoning Map after Planning Board #5

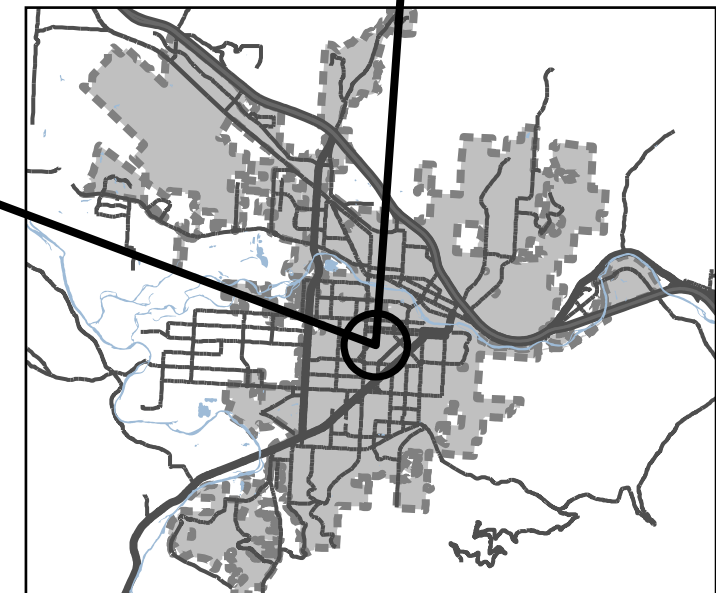
Adoption Draft Zoning: **U-R4**



Proposed Zoning Change: **U-R3**



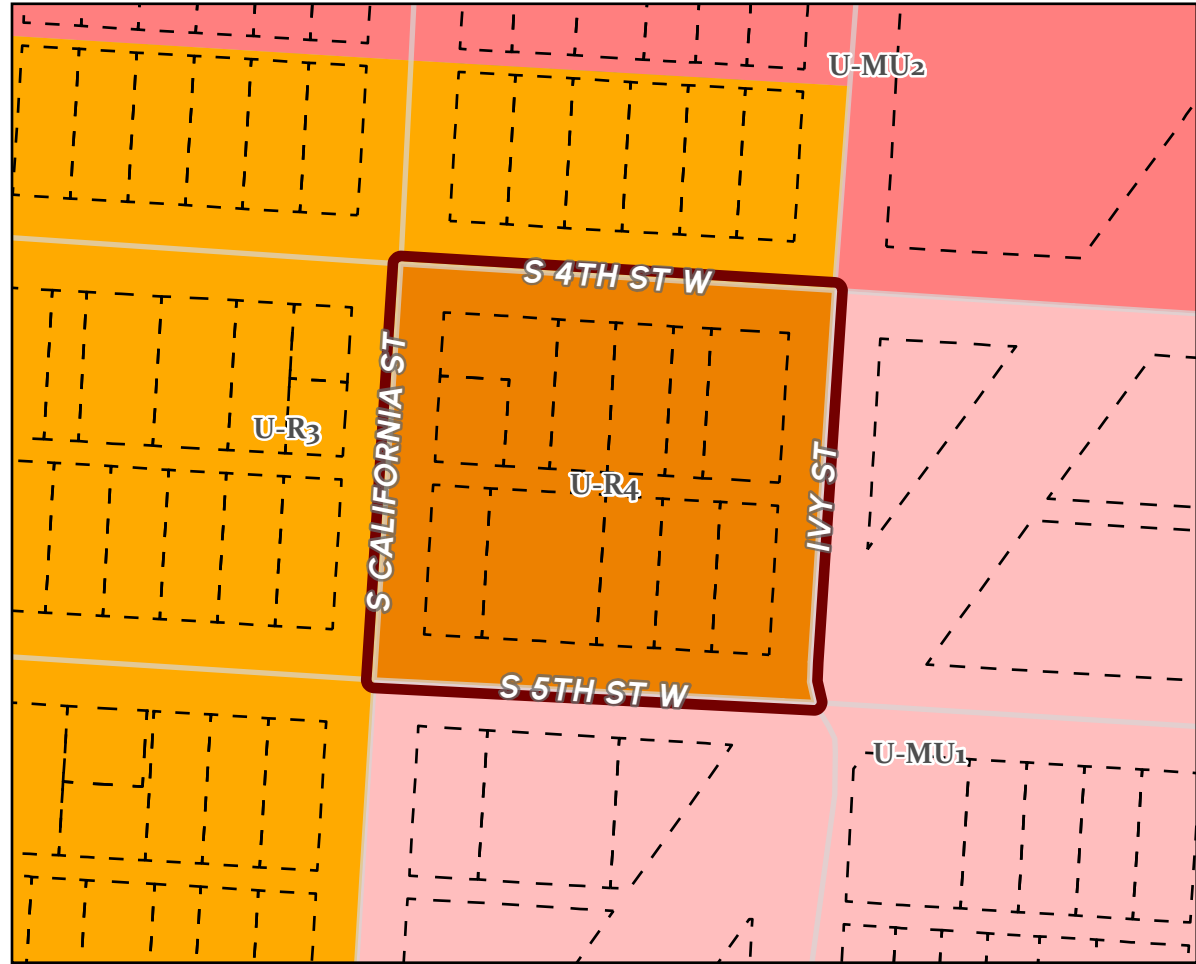
Update Explanation: Smoothing out the Slant Streets



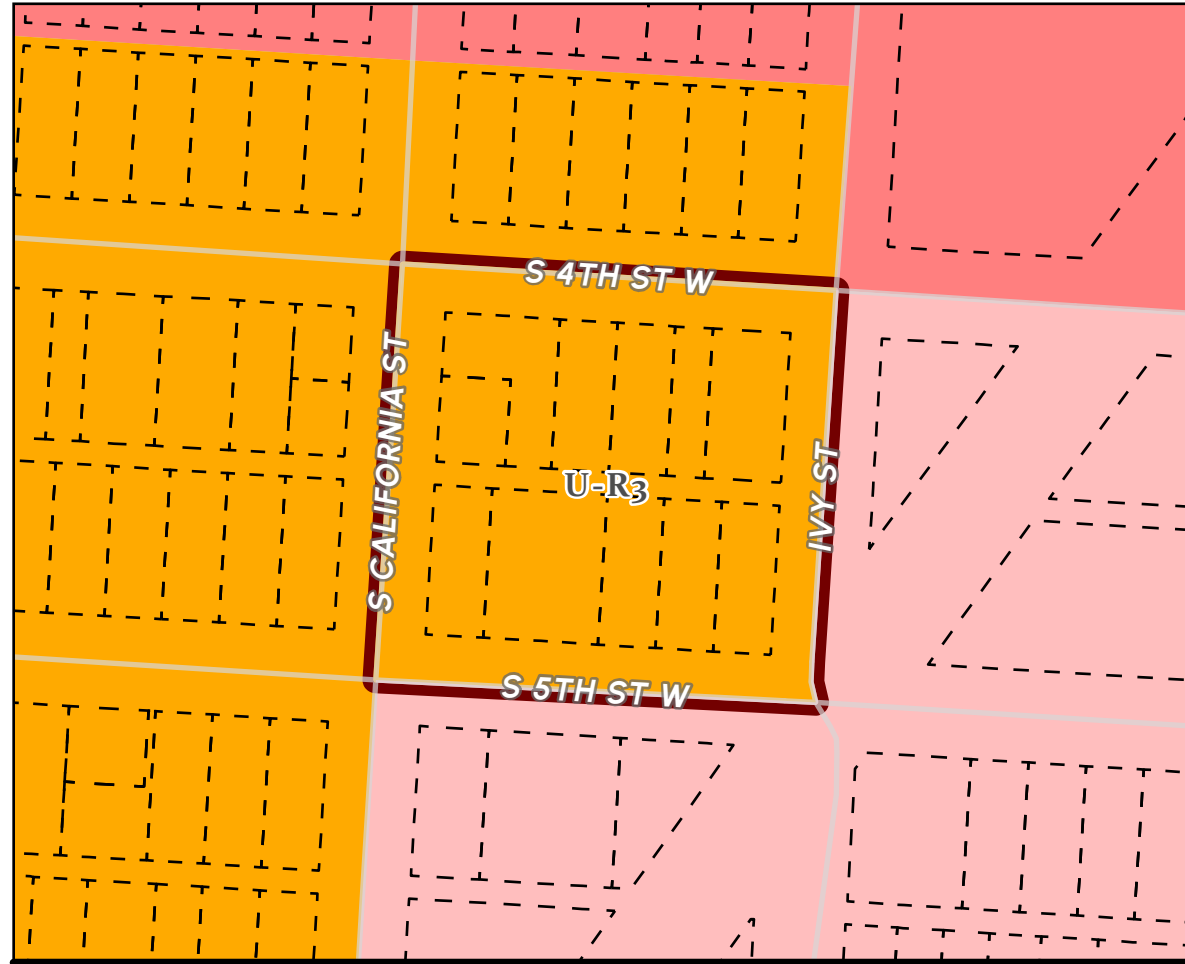
- Zoning_Overlays
- Zoning After Planning Board
- D-C
 - D-T
 - U-MU4
 - U-MU3
 - U-MU2
 - U-MU1
 - LU-MU
 - T-MU
 - U-R4
 - U-R3
 - U-R2
 - U-R1
 - LU-R2
 - LU-R1
 - R-R1
 - I-2
 - I-1
 - A
 - CD-1
 - CD-2
 - OP-1
 - OP-2

Update to Zoning Map after Planning Board #6

Adoption Draft Zoning: **U-R4**

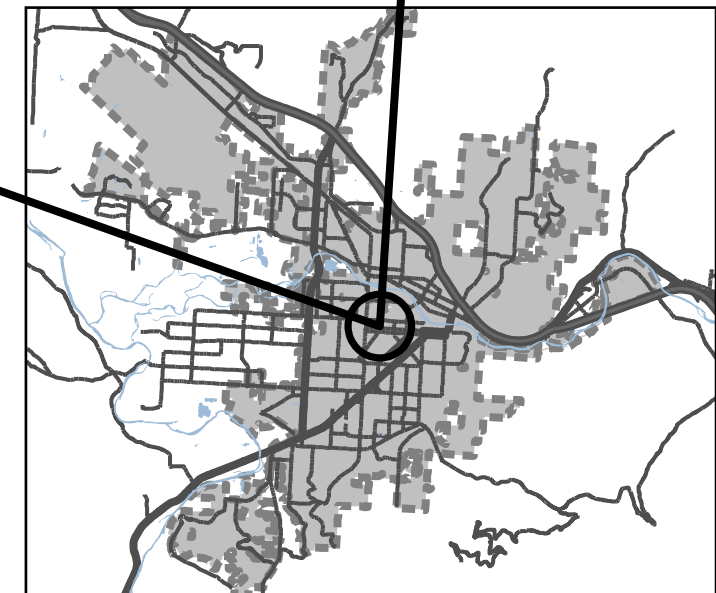


Proposed Zoning Change: **U-R3**



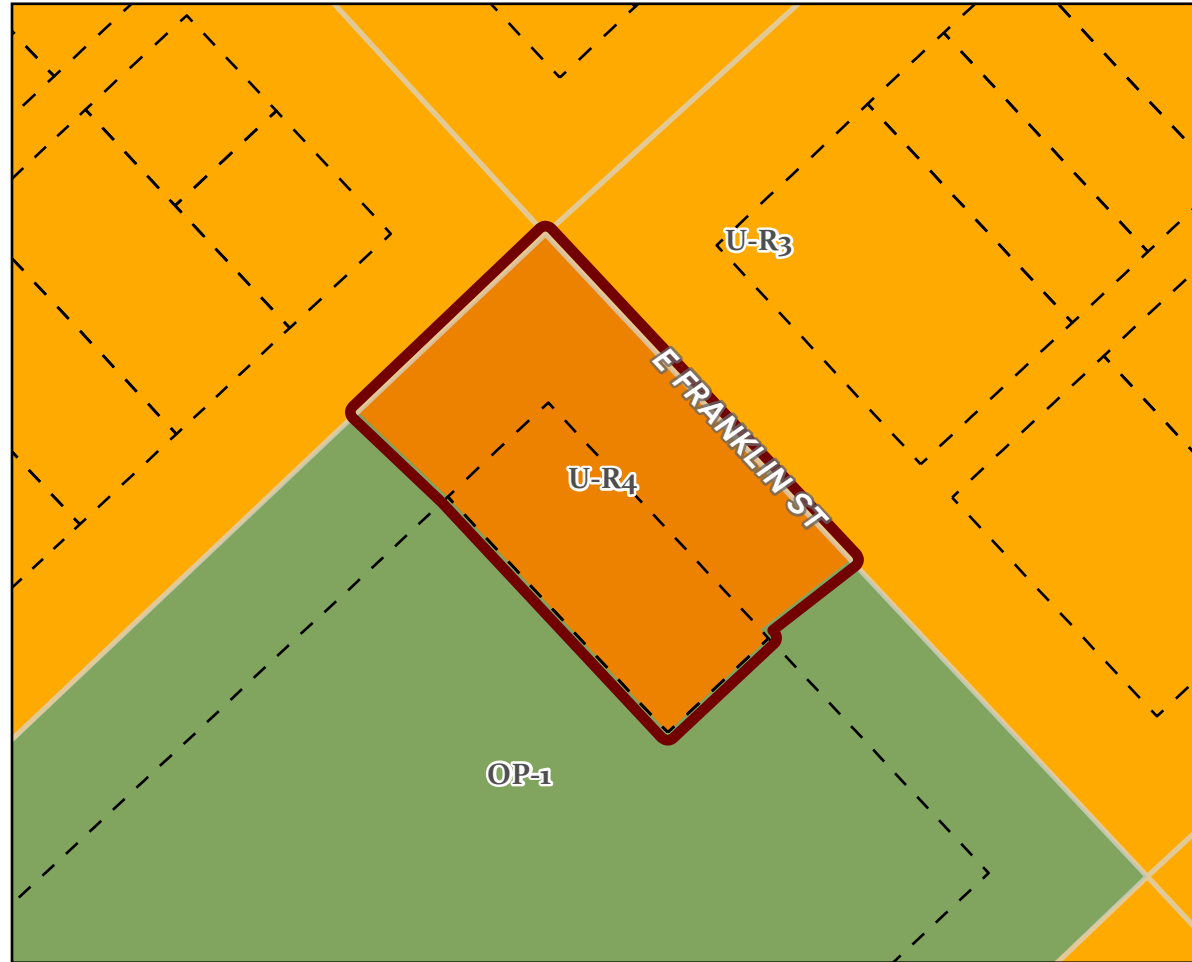
- Zoning_Overlays
- Zoning After Planning Board
- D-C
 - D-T
 - U-MU4
 - U-MU3
 - U-MU2
 - U-MU1
 - LU-MU
 - T-MU
 - U-R4
 - U-R3
 - U-R2
 - U-R1
 - LU-R2
 - LU-R1
 - R-R1
 - I-2
 - I-1
 - A
 - CD-1
 - CD-2
 - OP-1
 - OP-2

Update Explanation: Smoothing out Franklin to the Fort.

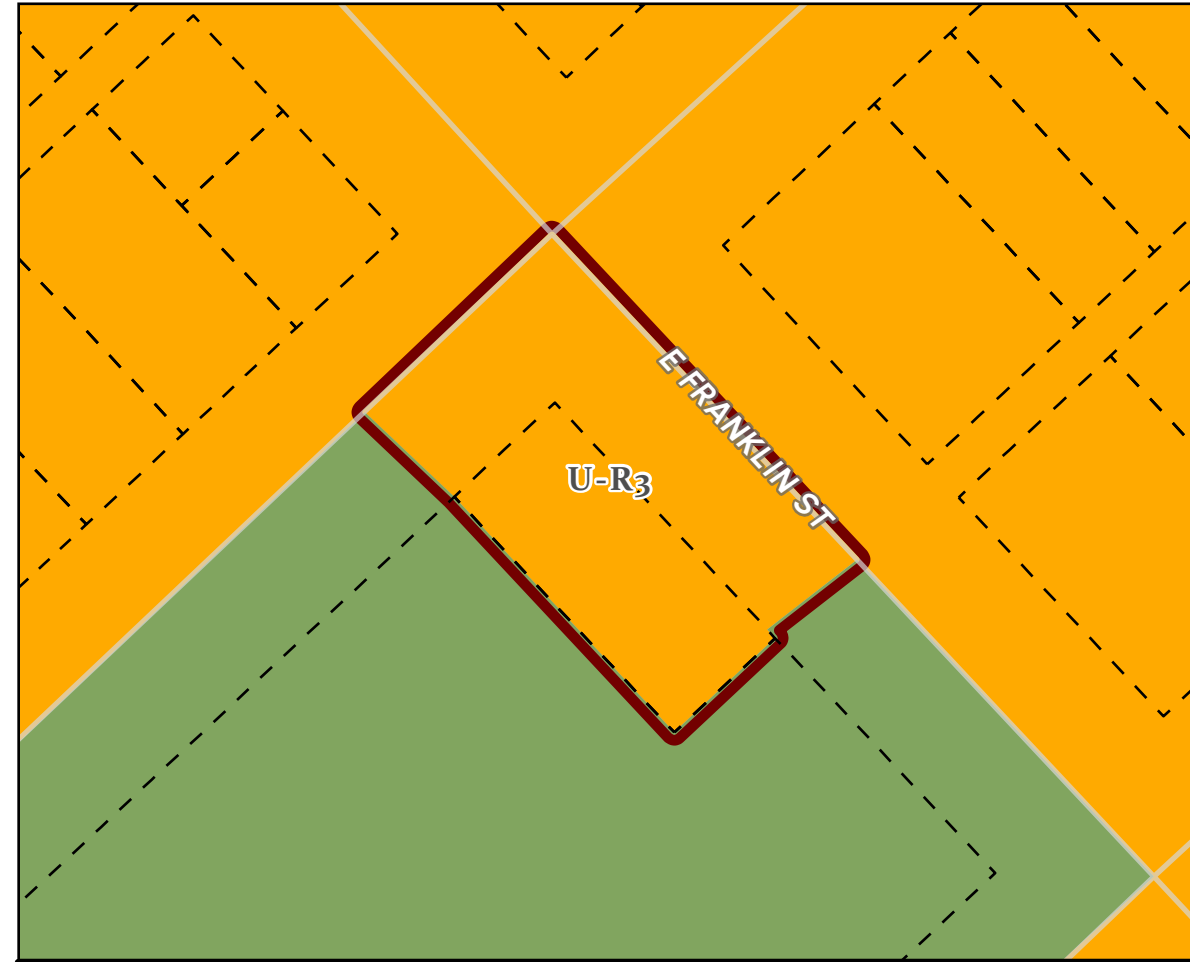


Update to Zoning Map after Planning Board #7

Adoption Draft Zoning: **U-R4**

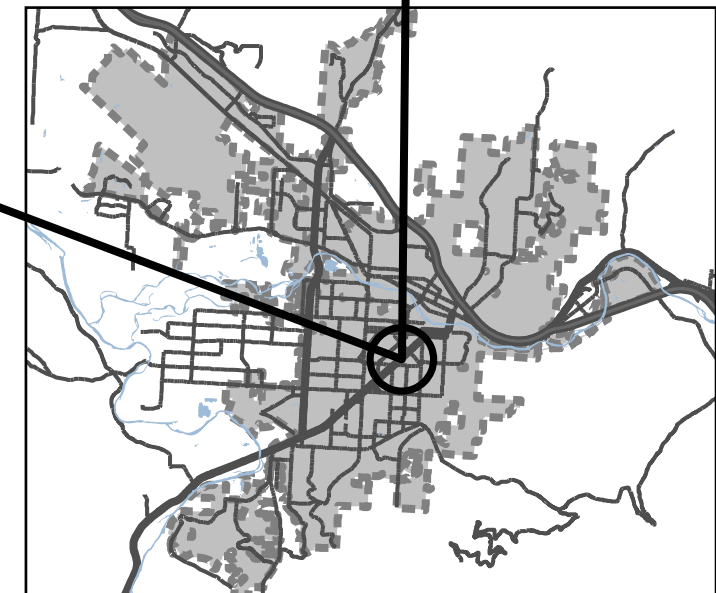


Proposed Zoning Change: **U-R3**



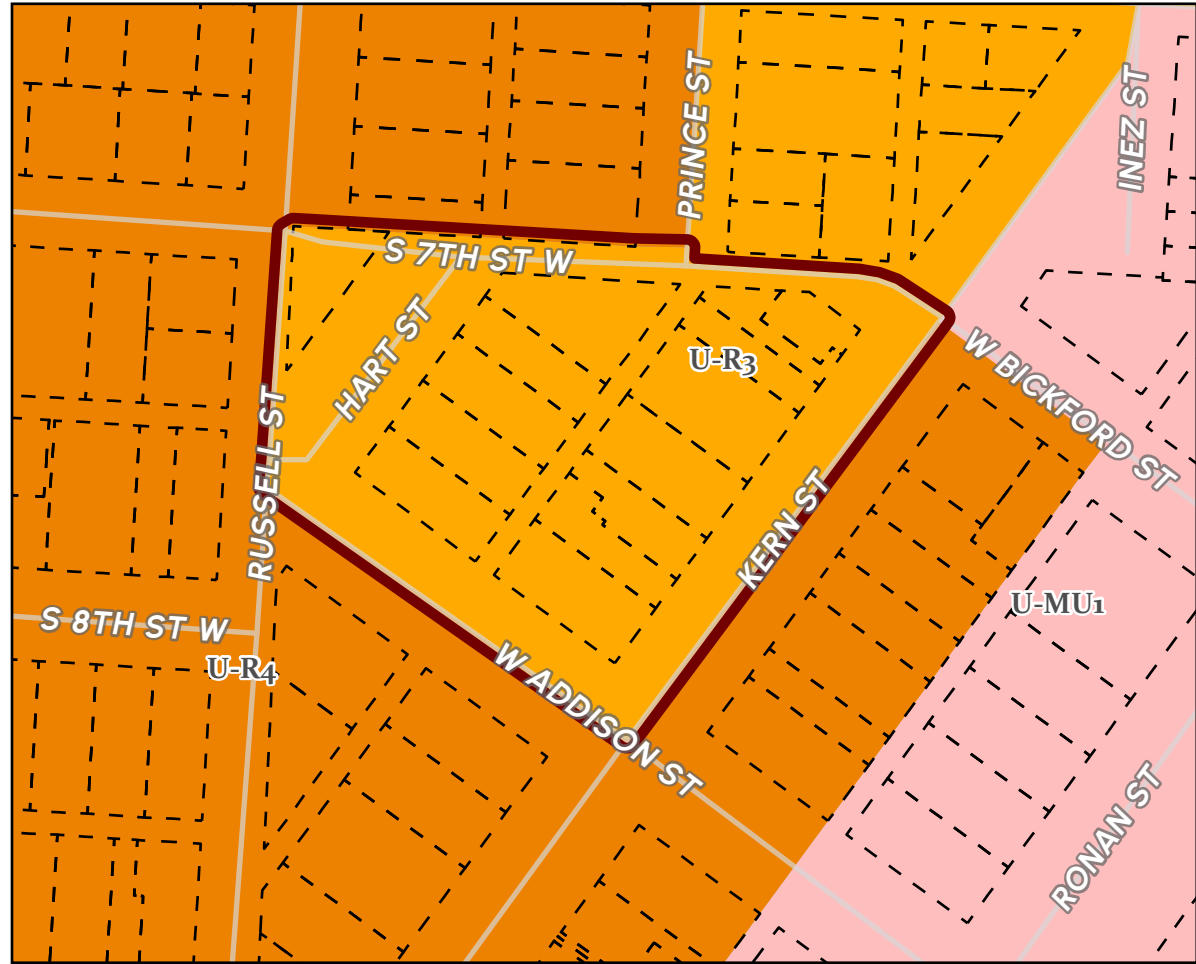
- Zoning_Overlays
- Zoning After Planning Board
- D-C
 - D-T
 - U-MU4
 - U-MU3
 - U-MU2
 - U-MU1
 - LU-MU
 - T-MU
 - U-R4
 - U-R3
 - U-R2
 - U-R1
 - LU-R2
 - LU-R1
 - R-R1
 - I-2
 - I-1
 - A
 - CD-1
 - CD-2
 - OP-1
 - OP-2

Update Explanation: Smoothing out only privately owned parcel in Rose Park Neighborhood Park

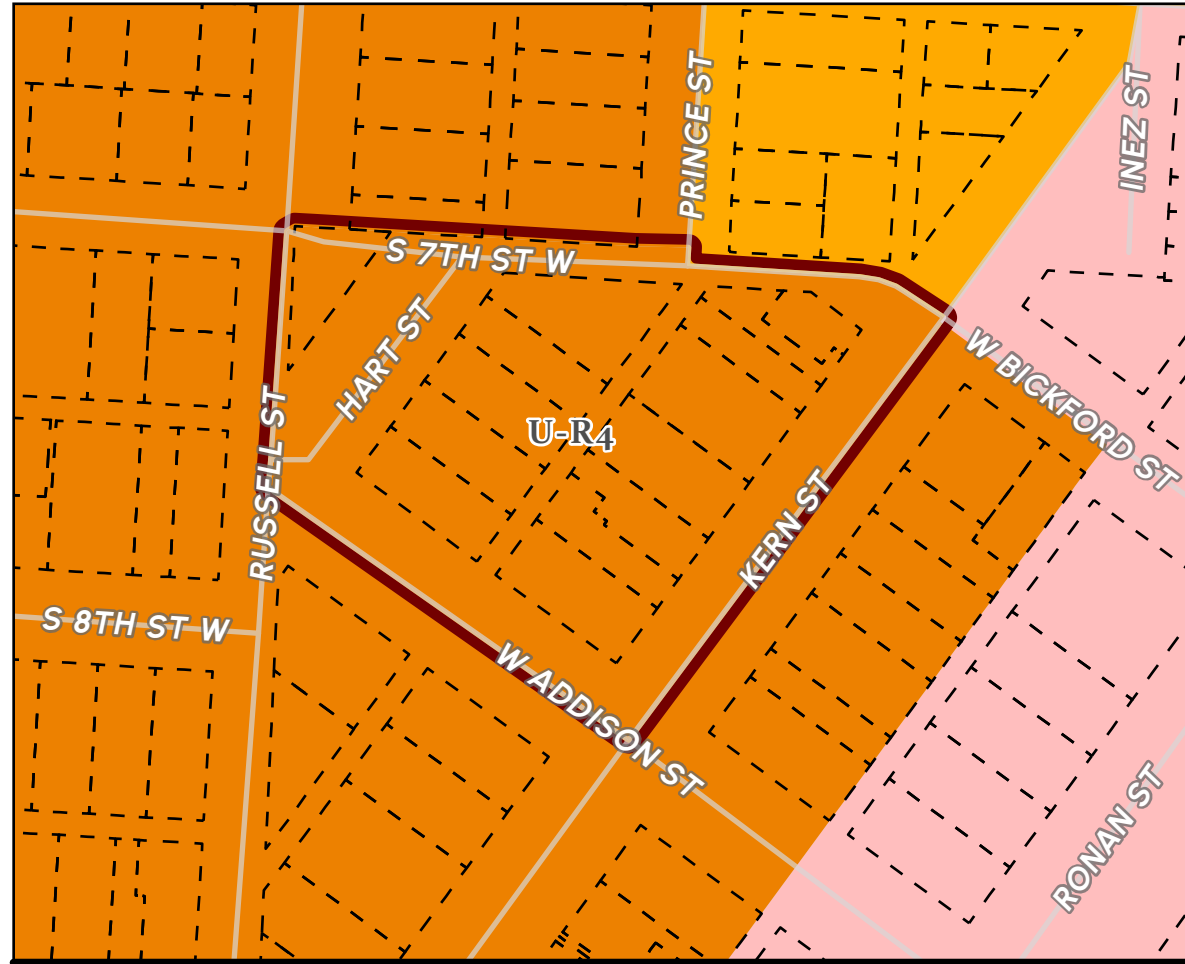


Update to Zoning Map after Planning Board #8

Adoption Draft Zoning: **U-R3**

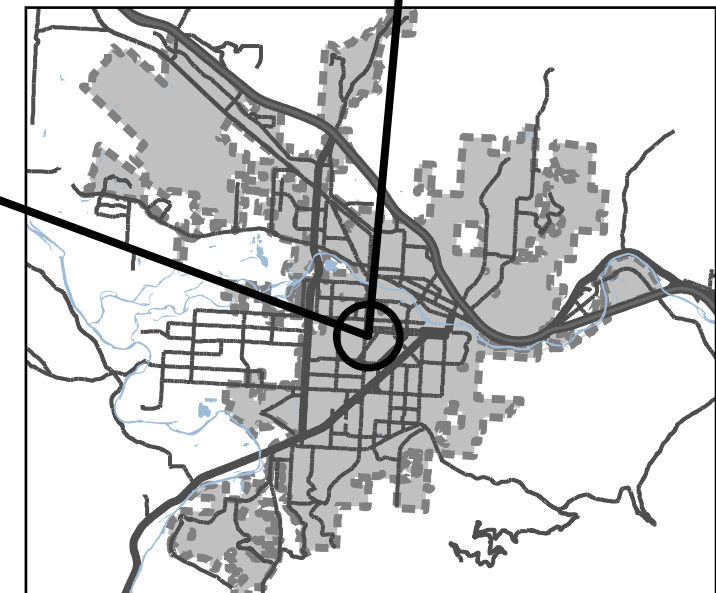


Proposed Zoning Change: **U-R4**



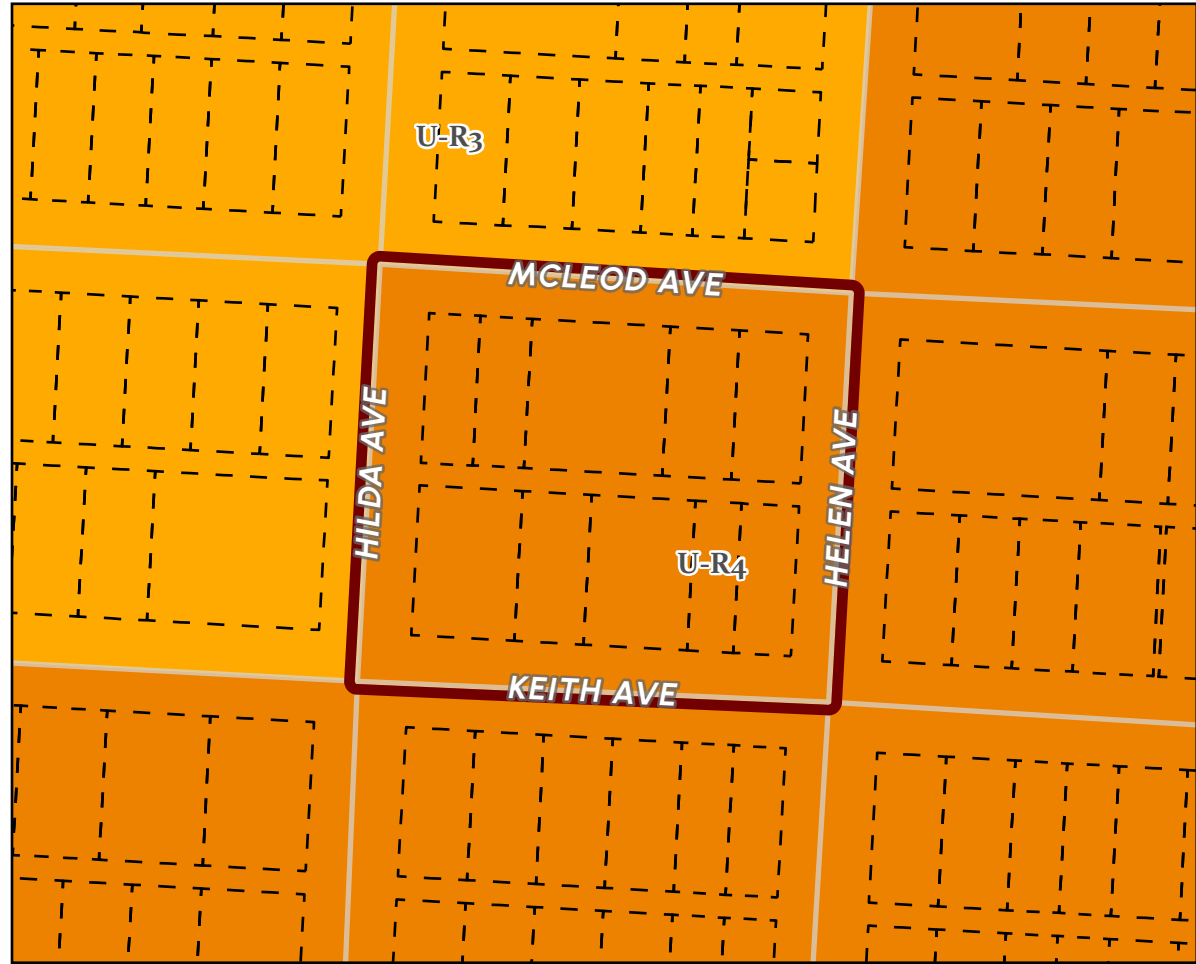
- Zoning_Overlays
- Zoning After Planning Board
- D-C
 - D-T
 - U-MU4
 - U-MU3
 - U-MU2
 - U-MU1
 - LU-MU
 - T-MU
 - U-R4
 - U-R3
 - U-R2
 - U-R1
 - LU-R2
 - LU-R1
 - R-R1
 - I-2
 - I-1
 - A
 - CD-1
 - CD-2
 - OP-1
 - OP-2

Update Explanation: Smoothing out Single block of U-R3 along Russell St.

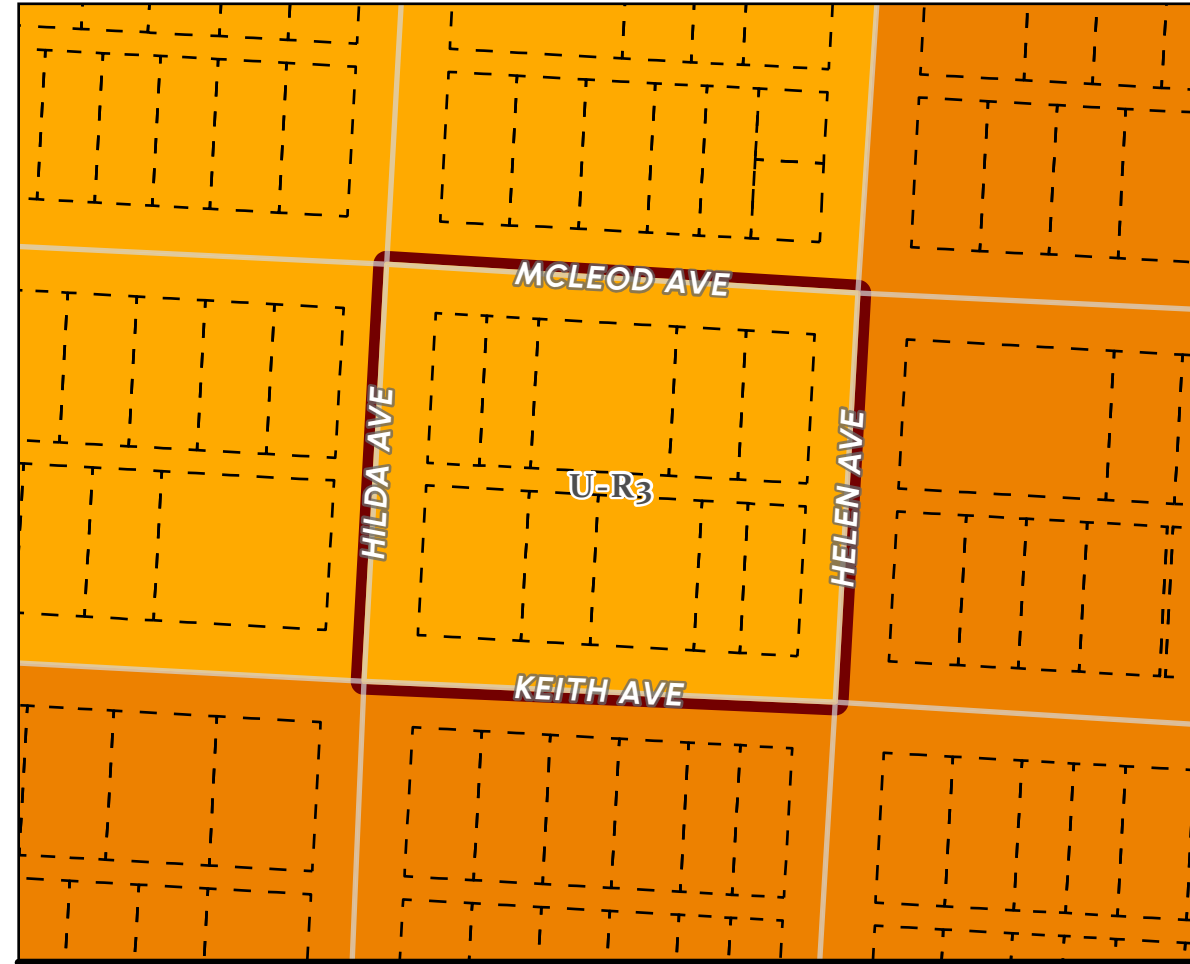


Update to Zoning Map after Planning Board #9

Adoption Draft Zoning: **U-R4**

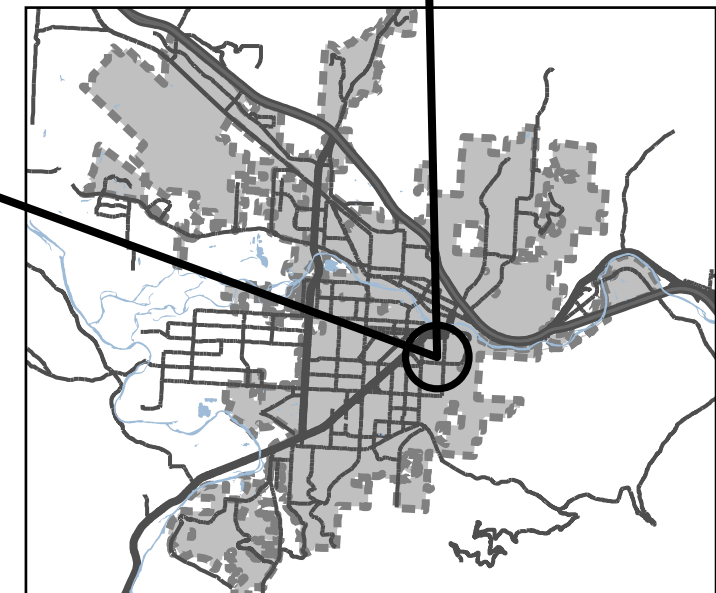


Proposed Zoning Change: **U-R3**



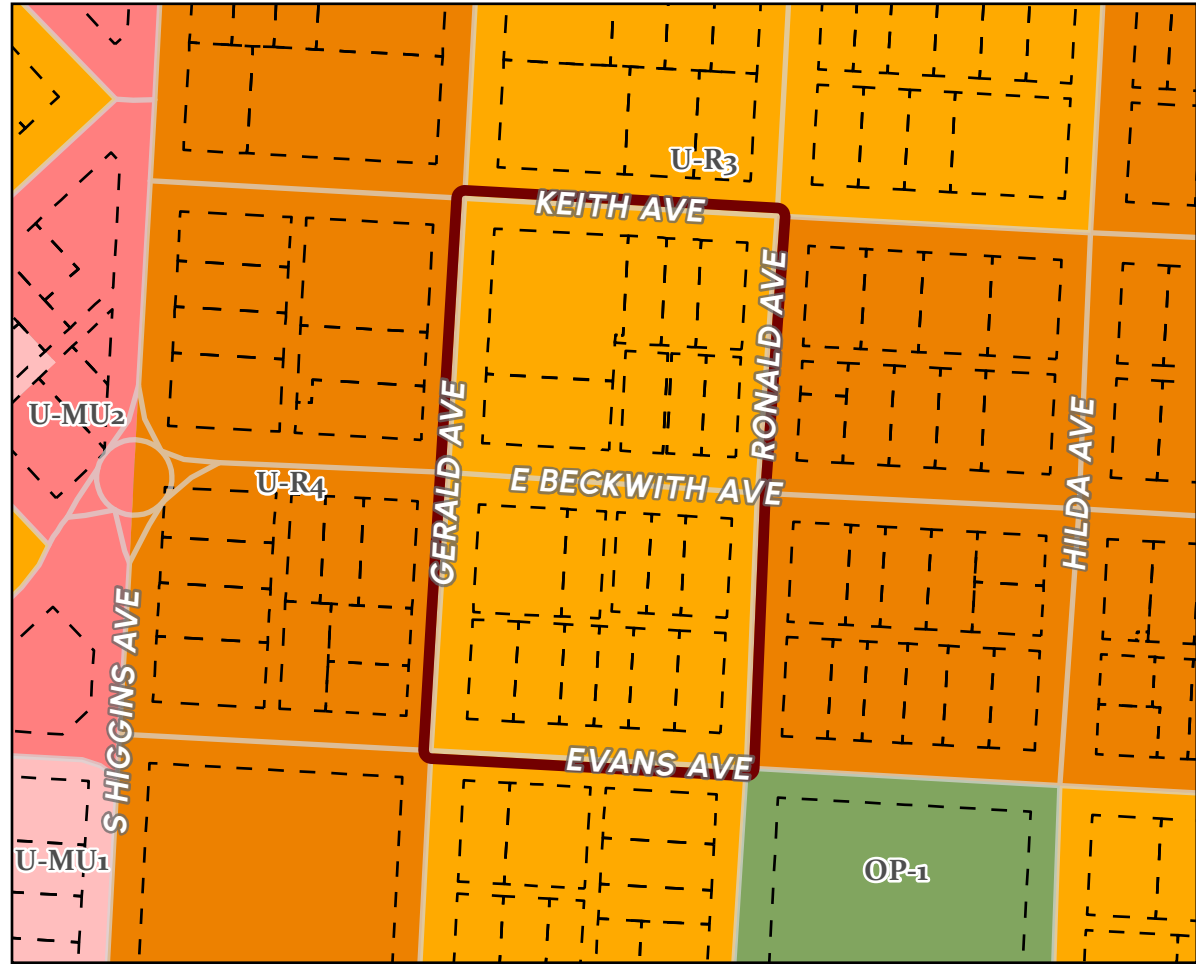
- Zoning_Overlays
- Zoning After Planning Board
- D-C
 - D-T
 - U-MU4
 - U-MU3
 - U-MU2
 - U-MU1
 - LU-MU
 - T-MU
 - U-R4
 - U-R3
 - U-R2
 - U-R1
 - LU-R2
 - LU-R1
 - R-R1
 - I-2
 - I-1
 - A
 - CD-1
 - CD-2
 - OP-1
 - OP-2

Update Explanation: Smoothing out 'Zig-Zag' in University District neighborhood.

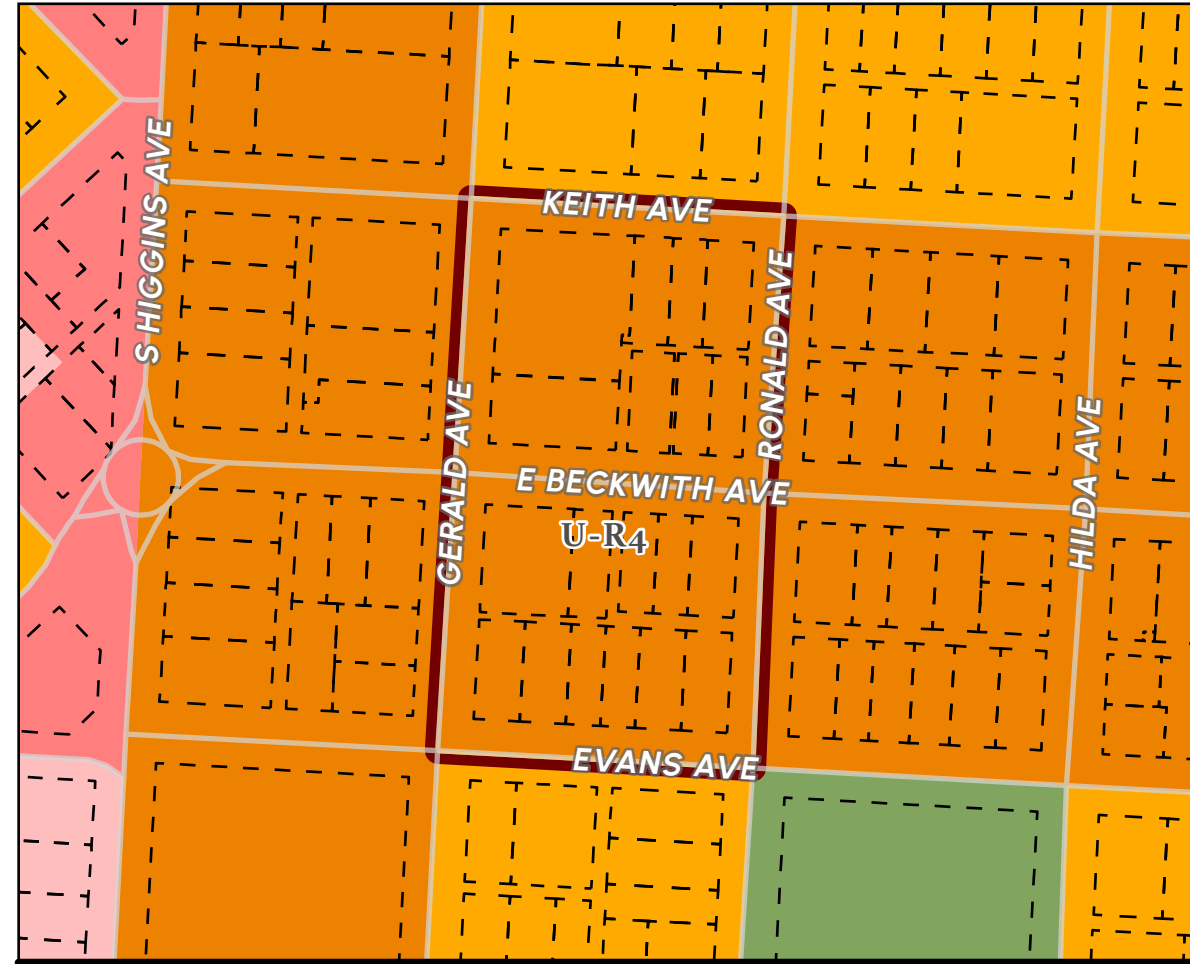


Update to Zoning Map after Planning Board #10

Adoption Draft Zoning: **U-R3**

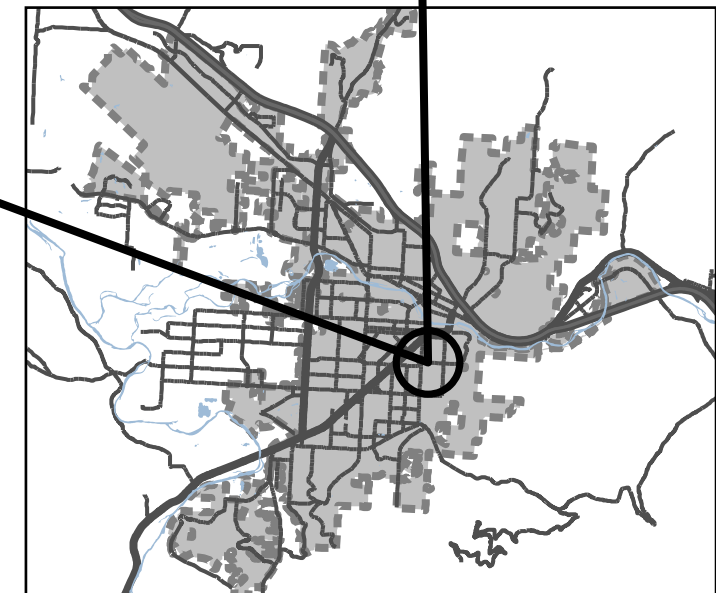


Proposed Zoning Change: **U-R4**



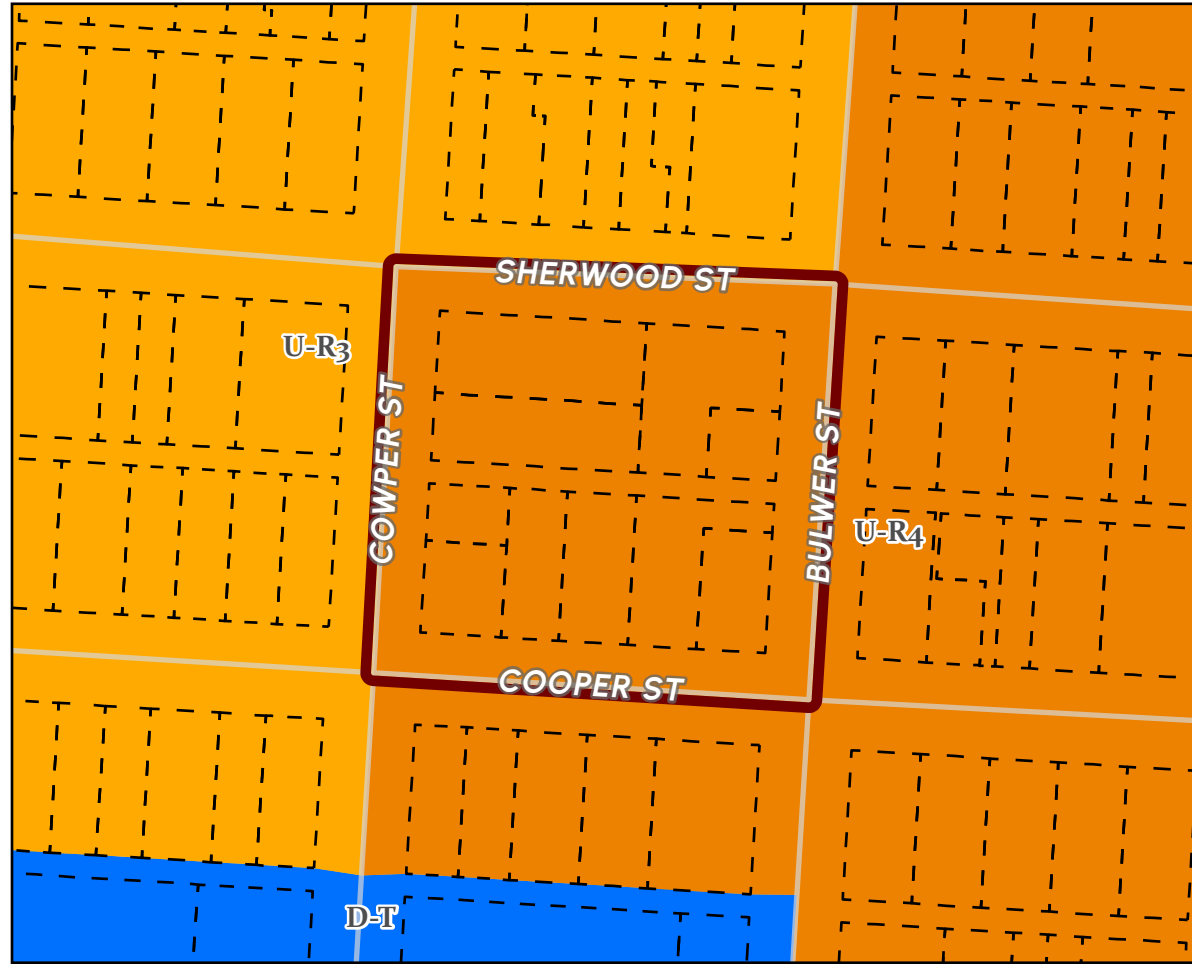
- Zoning_Overlays
- Zoning After Planning Board
- D-C
 - D-T
 - U-MU4
 - U-MU3
 - U-MU2
 - U-MU1
 - LU-MU
 - T-MU
 - U-R4
 - U-R3
 - U-R2
 - U-R1
 - LU-R2
 - LU-R1
 - R-R1
 - I-2
 - I-1
 - A
 - CD-1
 - CD-2
 - OP-1
 - OP-2

Update Explanation: Smoothing out 'Zig-Zag' in University District neighborhood. Also, making Beckwith Ave corridor the same intensity of development.

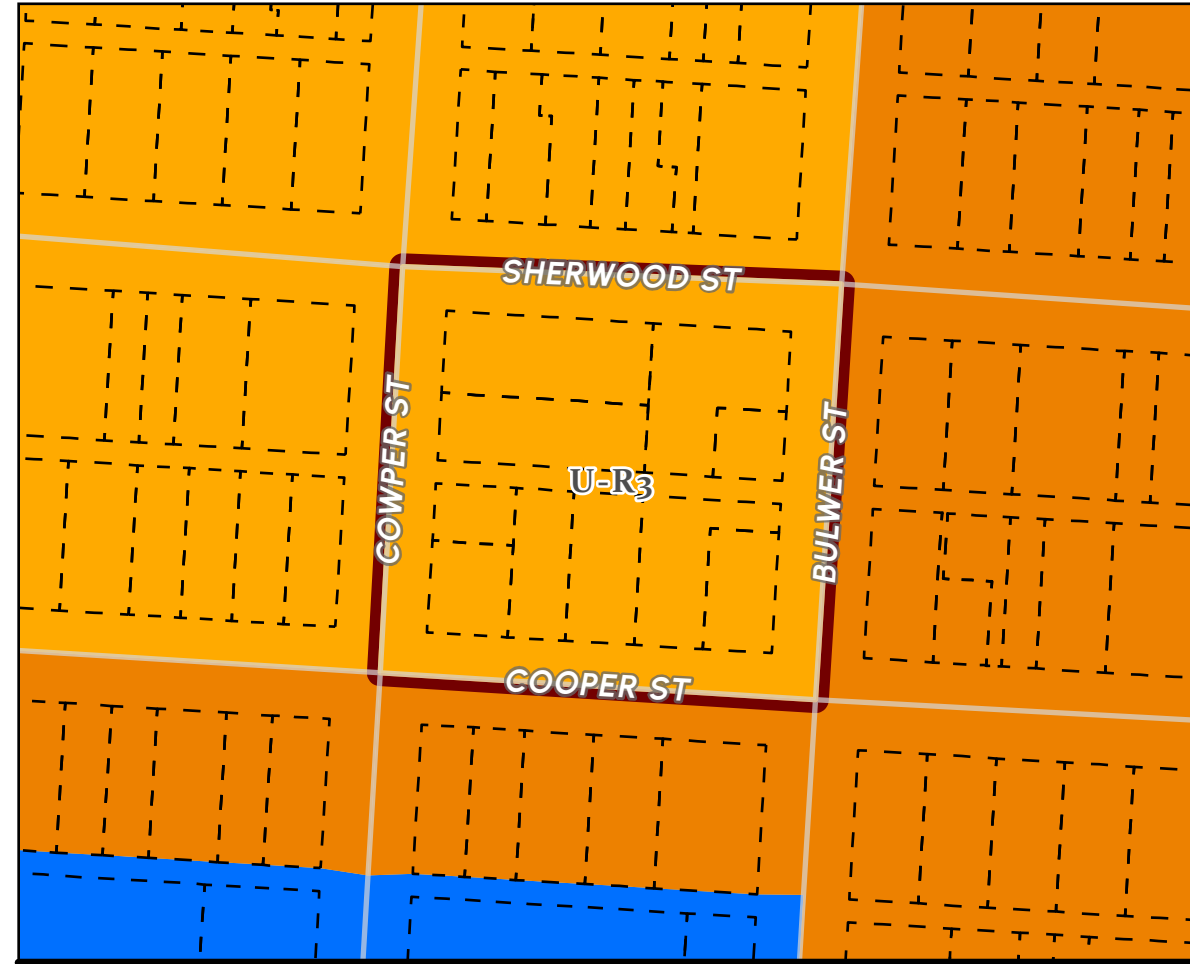


Update to Zoning Map after Planning Board #11

Adoption Draft Zoning: **U-R4**

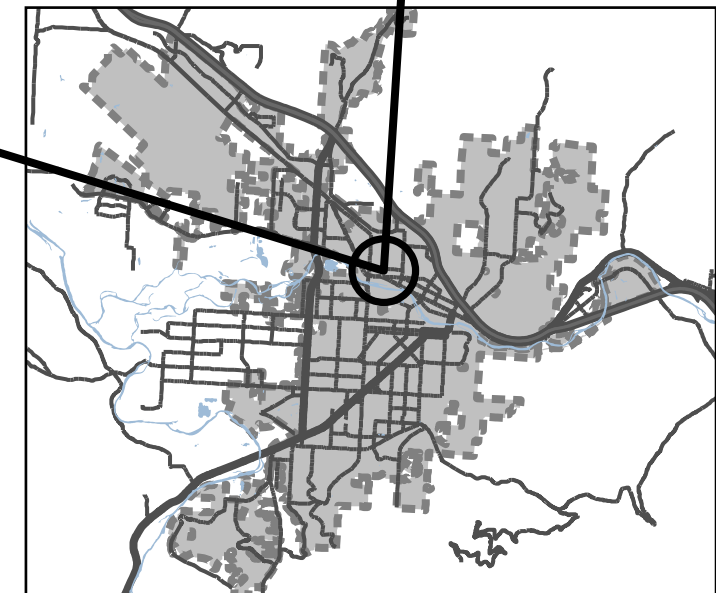


Proposed Zoning Change: **U-R3**



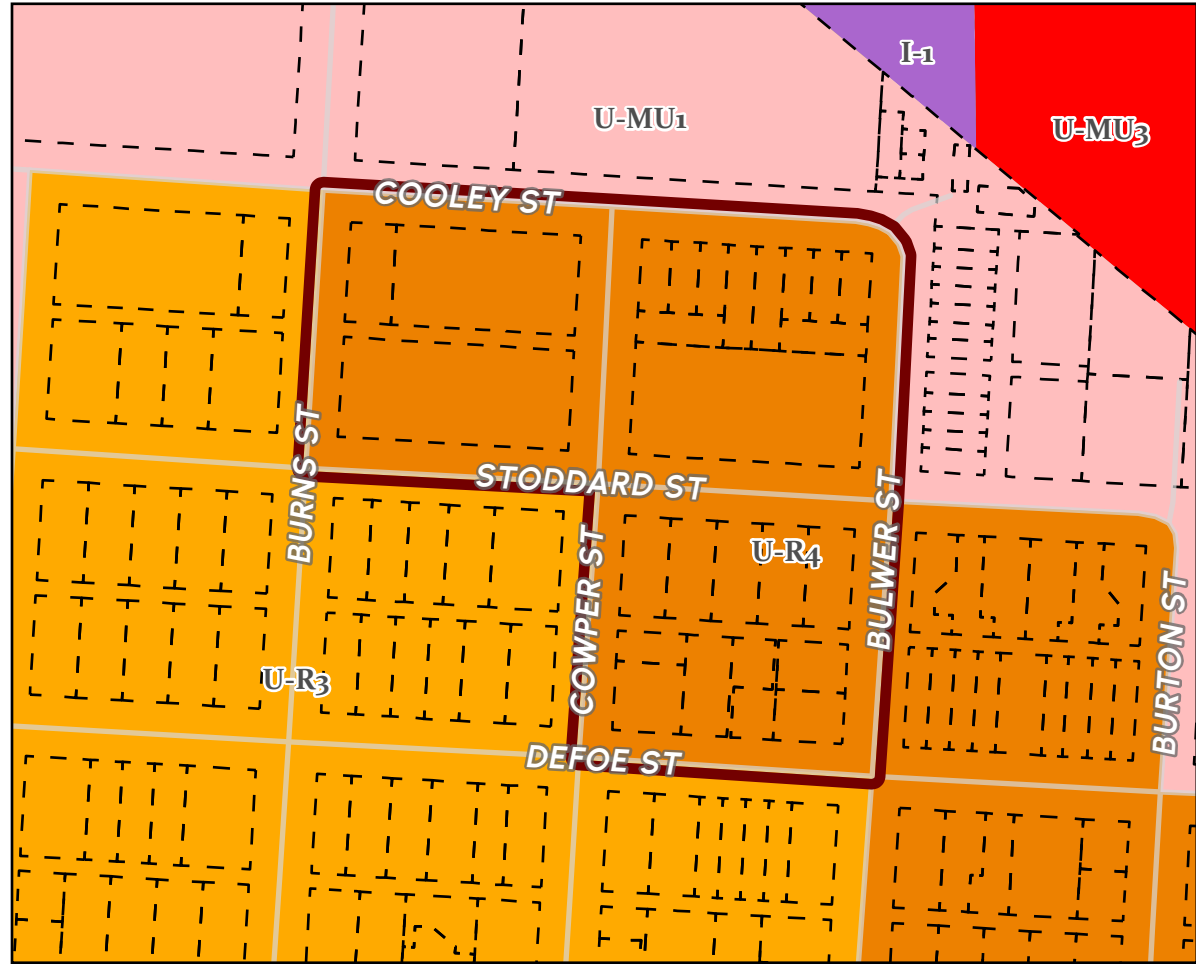
- Zoning_Overlays
- Zoning After Planning Board
- D-C
 - D-T
 - U-MU4
 - U-MU3
 - U-MU2
 - U-MU1
 - LU-MU
 - T-MU
 - U-R4
 - U-R3
 - U-R2
 - U-R1
 - LU-R2
 - LU-R1
 - R-R1
 - I-2
 - I-1
 - A
 - CD-1
 - CD-2
 - OP-1
 - OP-2

Update Explanation: Smoothing out 'Zig-Zag' in University District neighborhood.

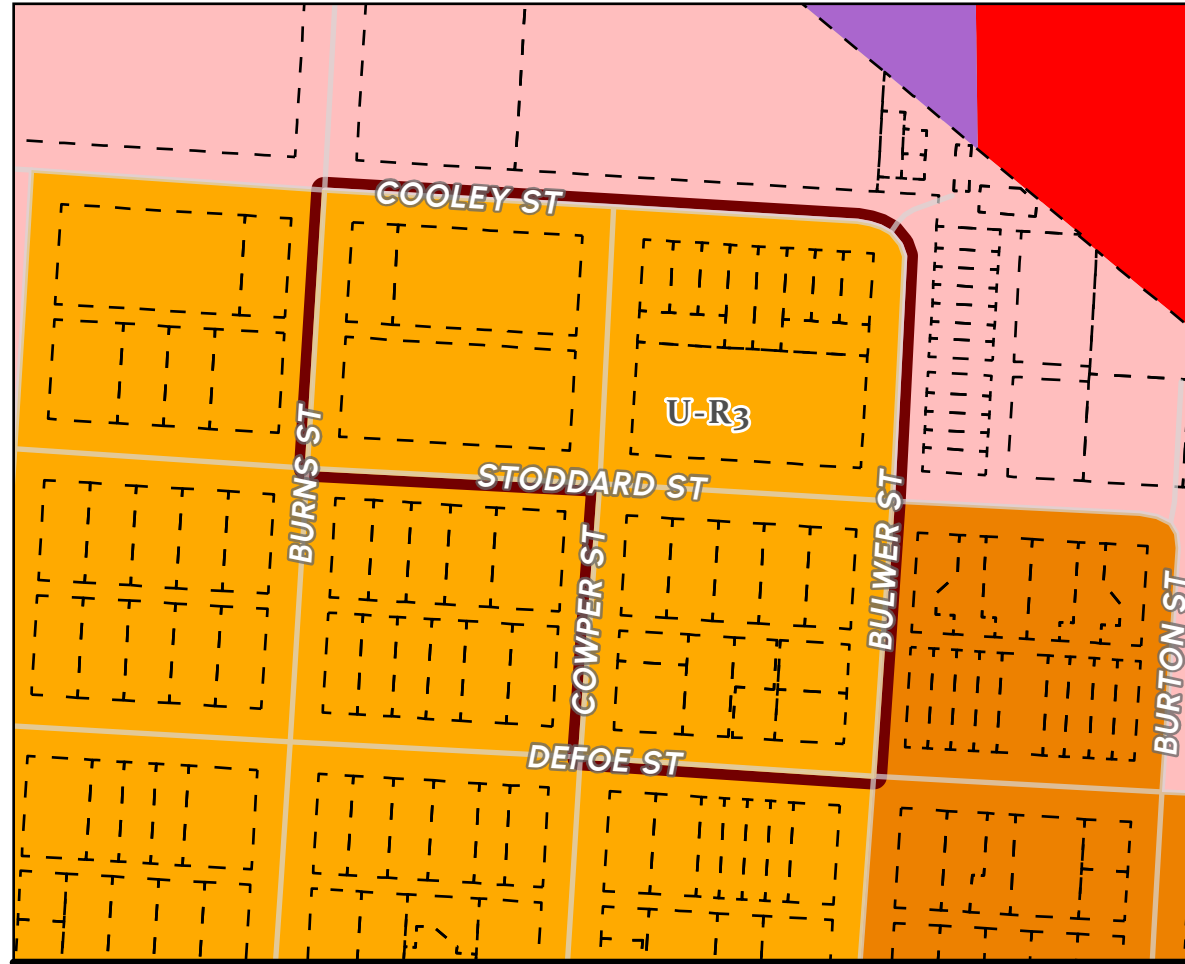


Update to Zoning Map after Planning Board #12

Adoption Draft Zoning: **U-R4**

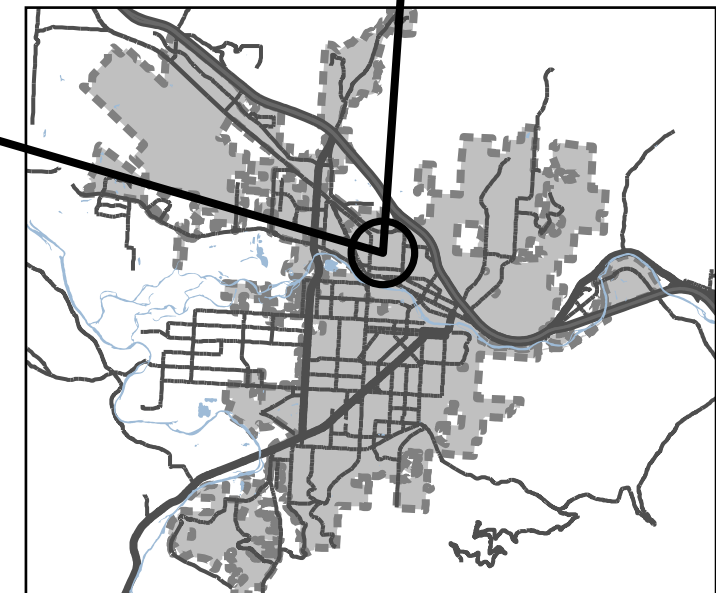


Proposed Zoning Change: **U-R3**



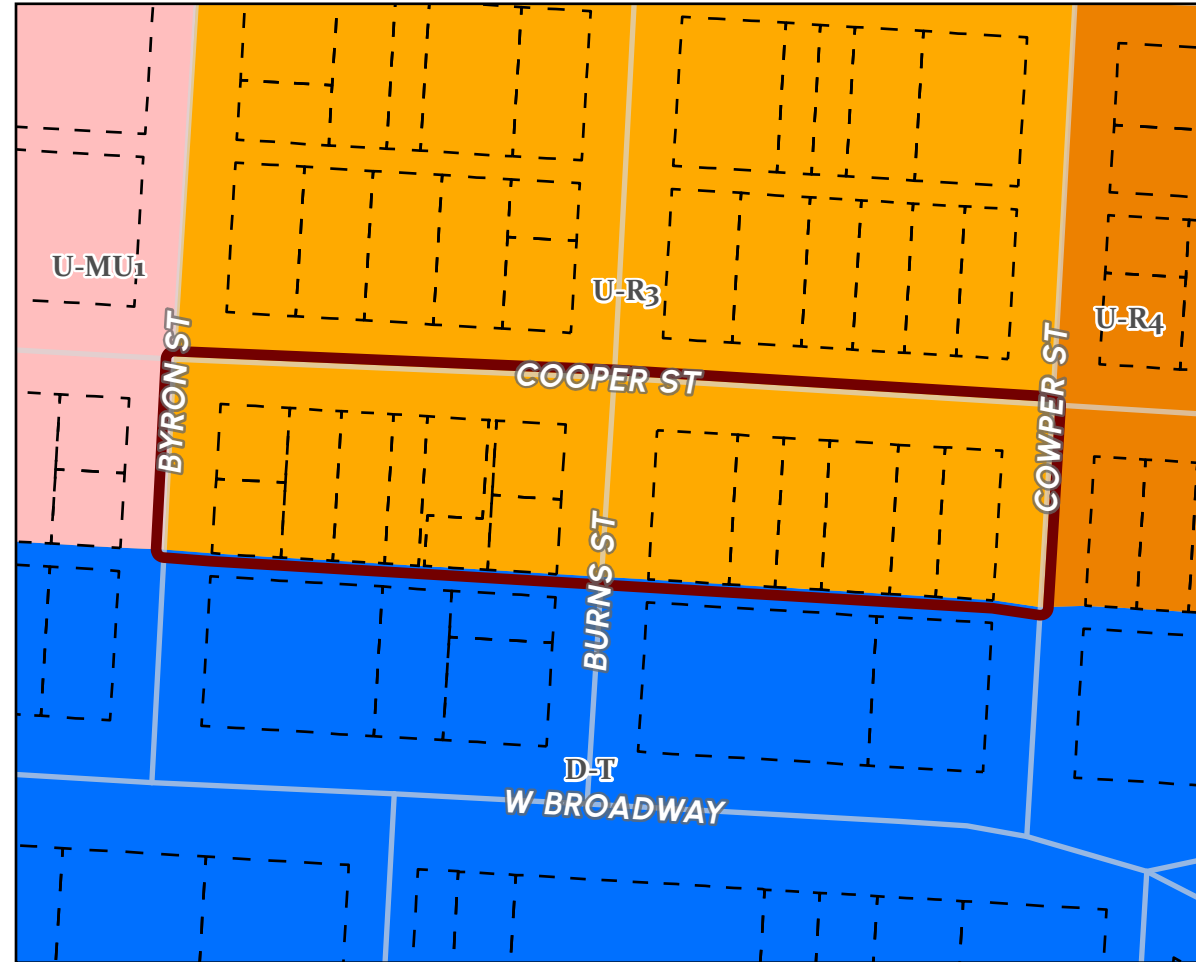
- Zoning_Overlays
- Zoning After Planning Board
- D-C
 - D-T
 - U-MU4
 - U-MU3
 - U-MU2
 - U-MU1
 - LU-MU
 - T-MU
 - U-R4
 - U-R3
 - U-R2
 - U-R1
 - LU-R2
 - LU-R1
 - R-R1
 - I-2
 - I-1
 - A
 - CD-1
 - CD-2
 - OP-1
 - OP-2

Update Explanation: Smoothing out 'Zig-Zag' in Westside neighborhood.

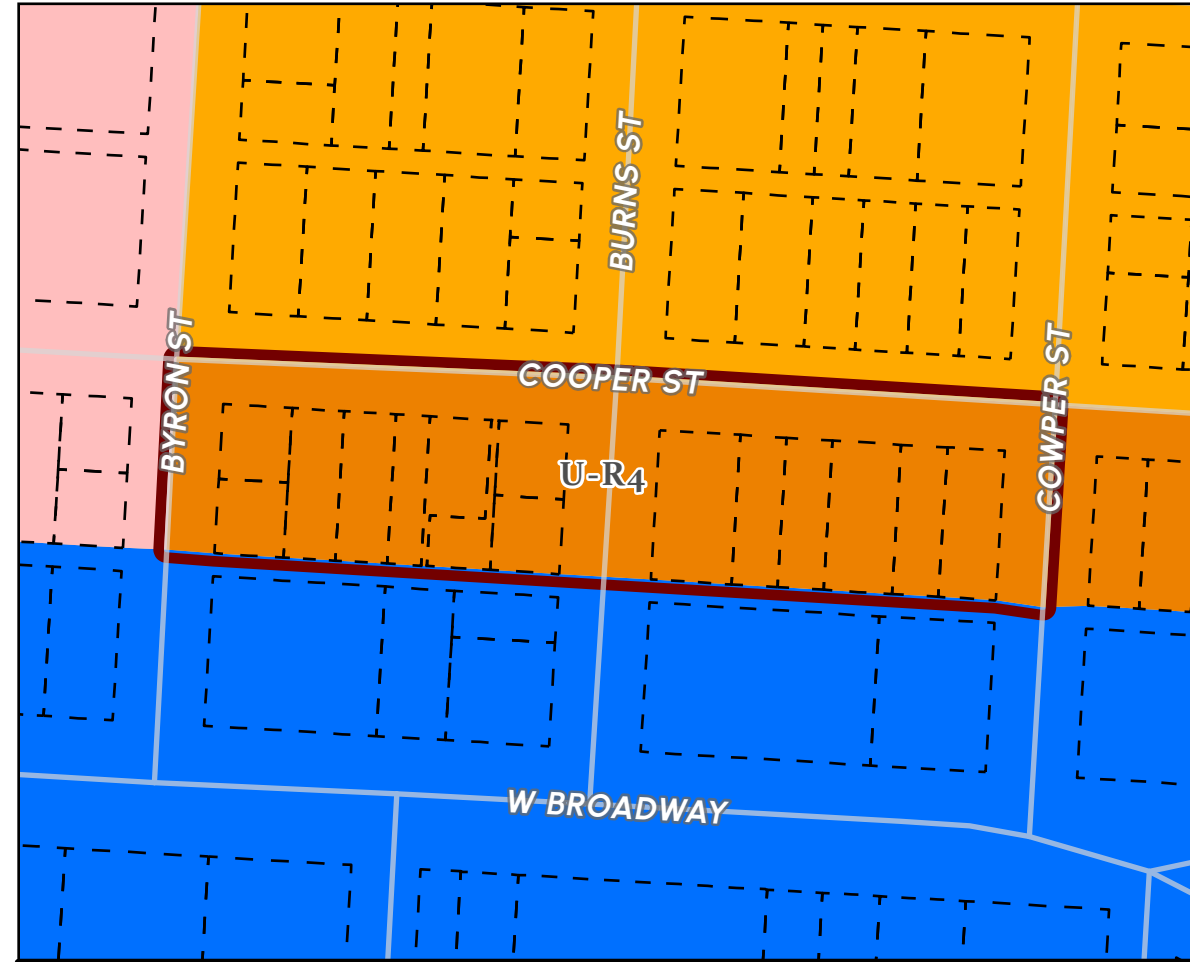



Update to Zoning Map after Planning Board #13























Adoption Draft Zoning: **U-R3**



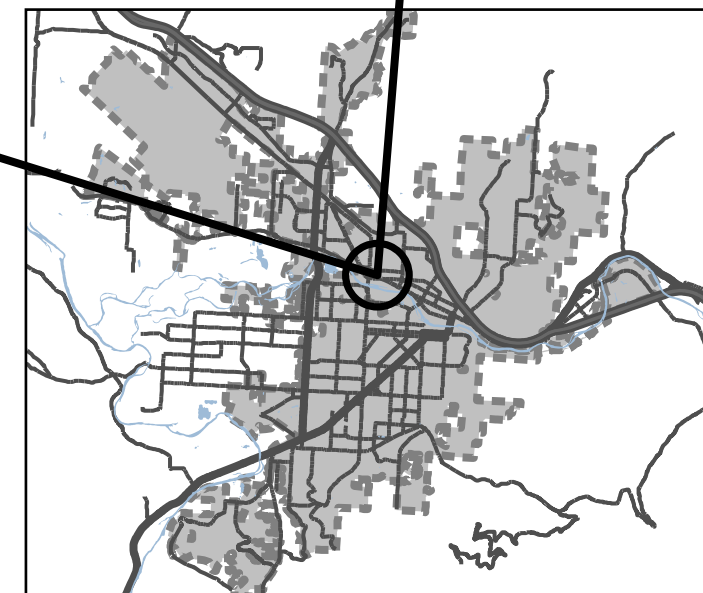
Proposed Zoning Change: **U-R4**



 Zoning_Overlays
 Zoning After Planning Board

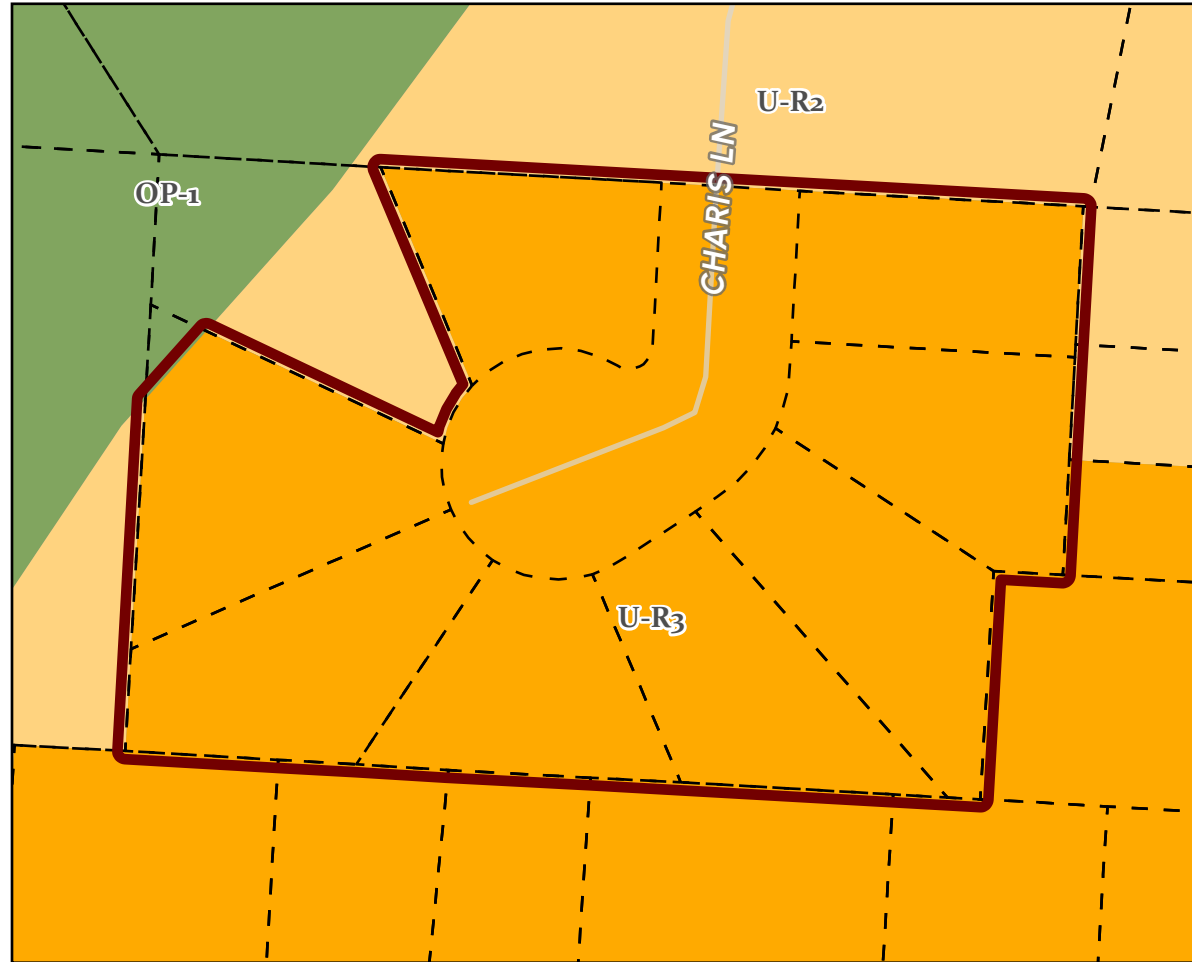
-  D-C
-  D-T
-  U-MU4
-  U-MU3
-  U-MU2
-  U-MU1
-  LU-MU
-  T-MU
-  U-R4
-  U-R3
-  U-R2
-  U-R1
-  LU-R2
-  LU-R1
-  R-R1
-  I-2
-  I-1
-  A
-  CD-1
-  CD-2
-  OP-1
-  OP-2

Update Explanation: Smoothing out 'Zig-Zag' in Westside neighborhood. Also, applying a transition zone between high intensity downtown zoning and the residential neighborhood,

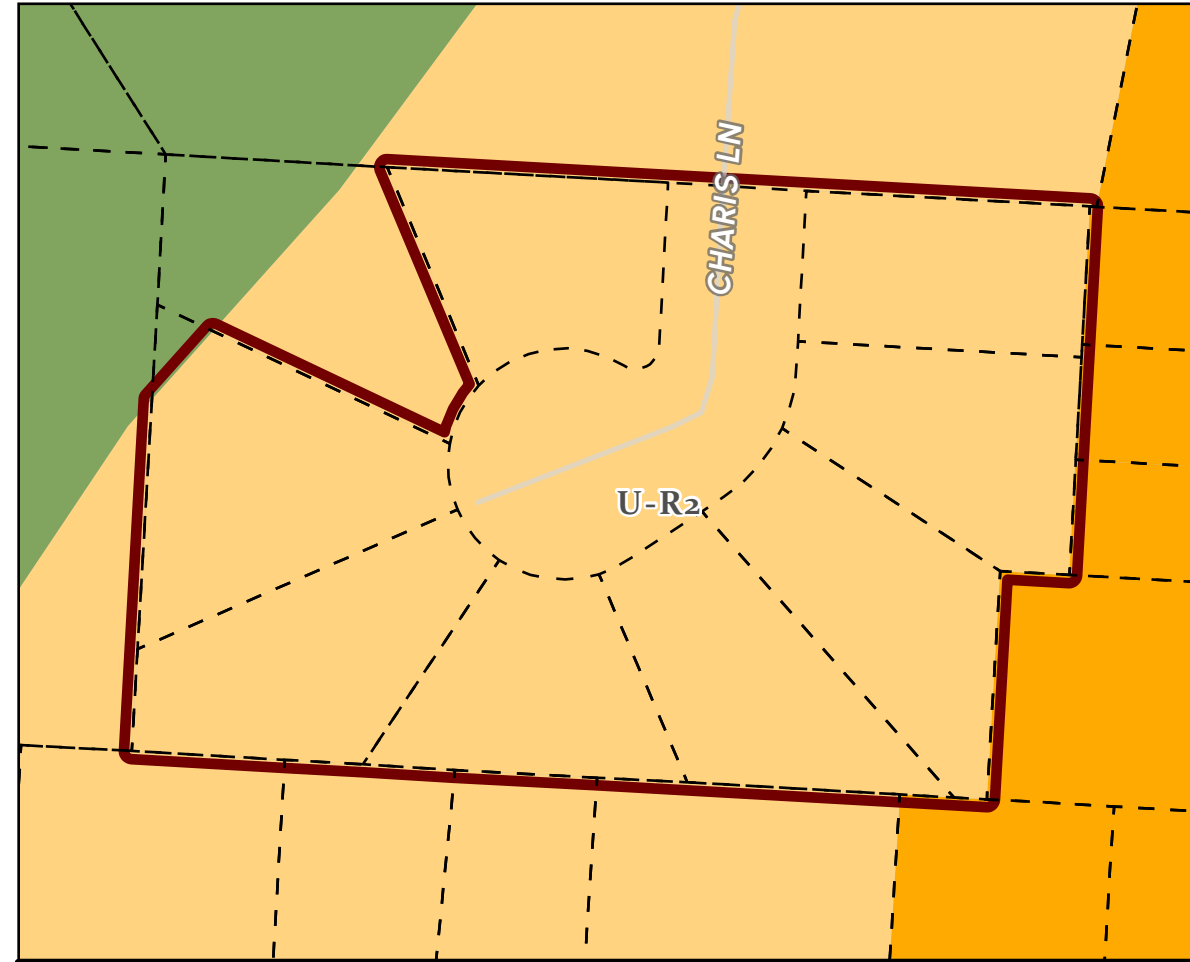


Update to Zoning Map after Planning Board #14

Adoption Draft Zoning: **U-R3**

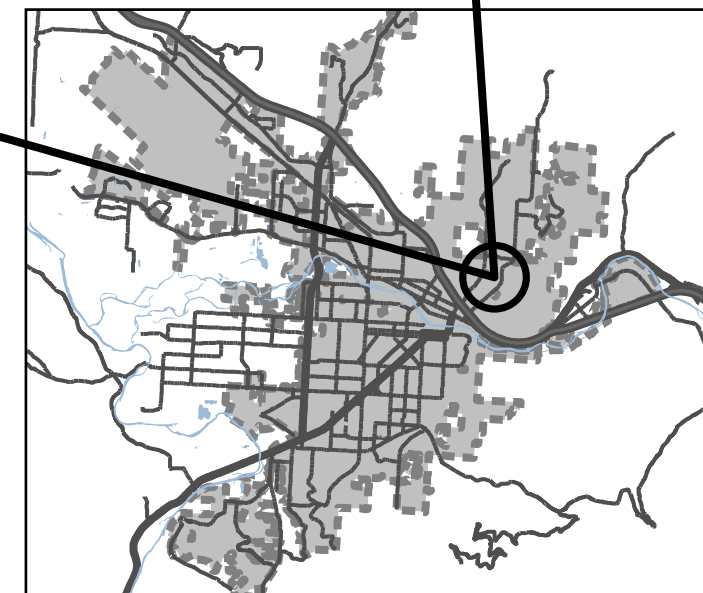


Proposed Zoning Change: **U-R2**



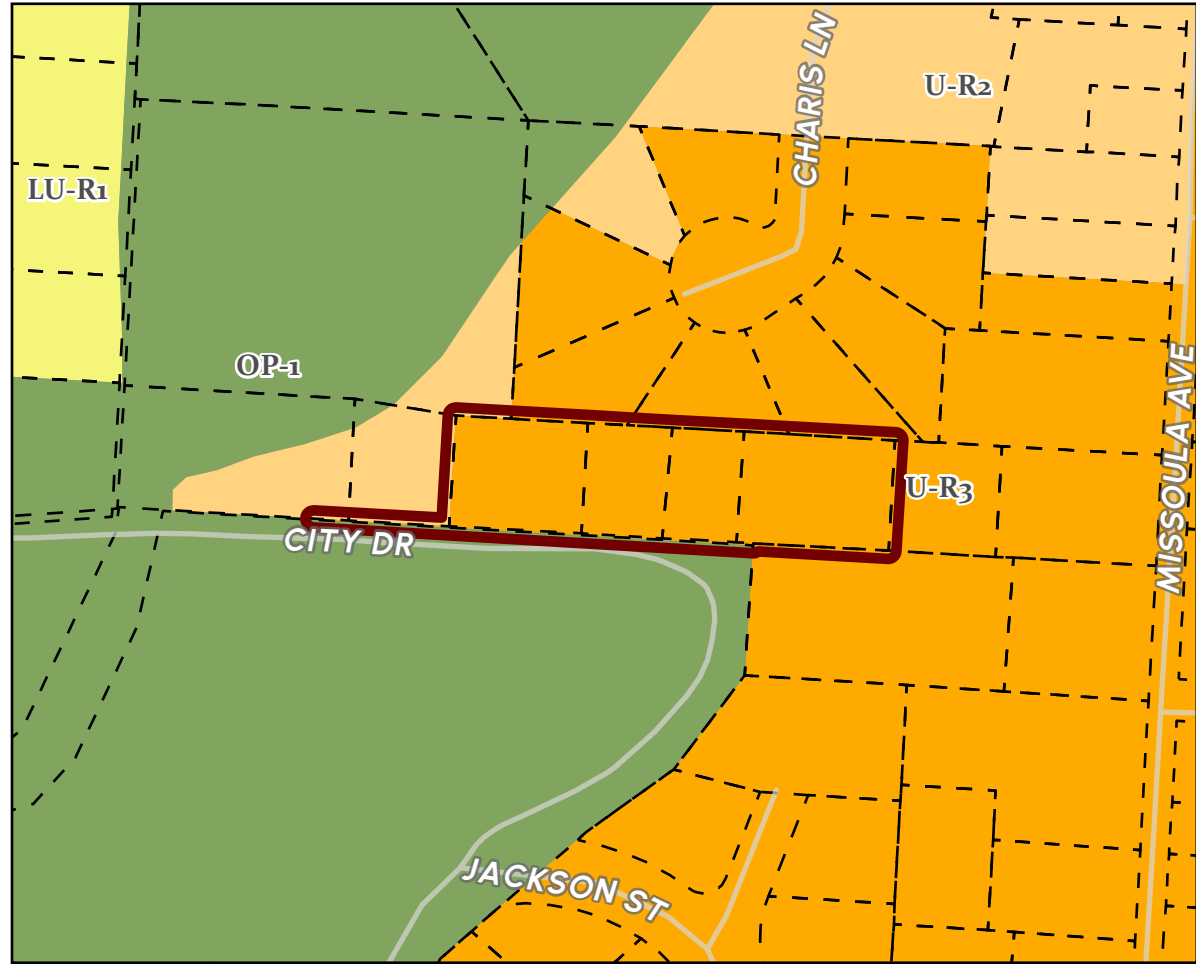
- Zoning_Overlays
- Zoning After Planning Board
- D-C
 - D-T
 - U-MU4
 - U-MU3
 - U-MU2
 - U-MU1
 - LU-MU
 - T-MU
 - U-R4
 - U-R3
 - U-R2
 - U-R1
 - LU-R2
 - LU-R1
 - R-R1
 - I-2
 - I-1
 - A
 - CD-1
 - CD-2
 - OP-1
 - OP-2

Update Explanation: Smoothing out Charis Ln so all parcels accessed from this small road way are similar in intensity.

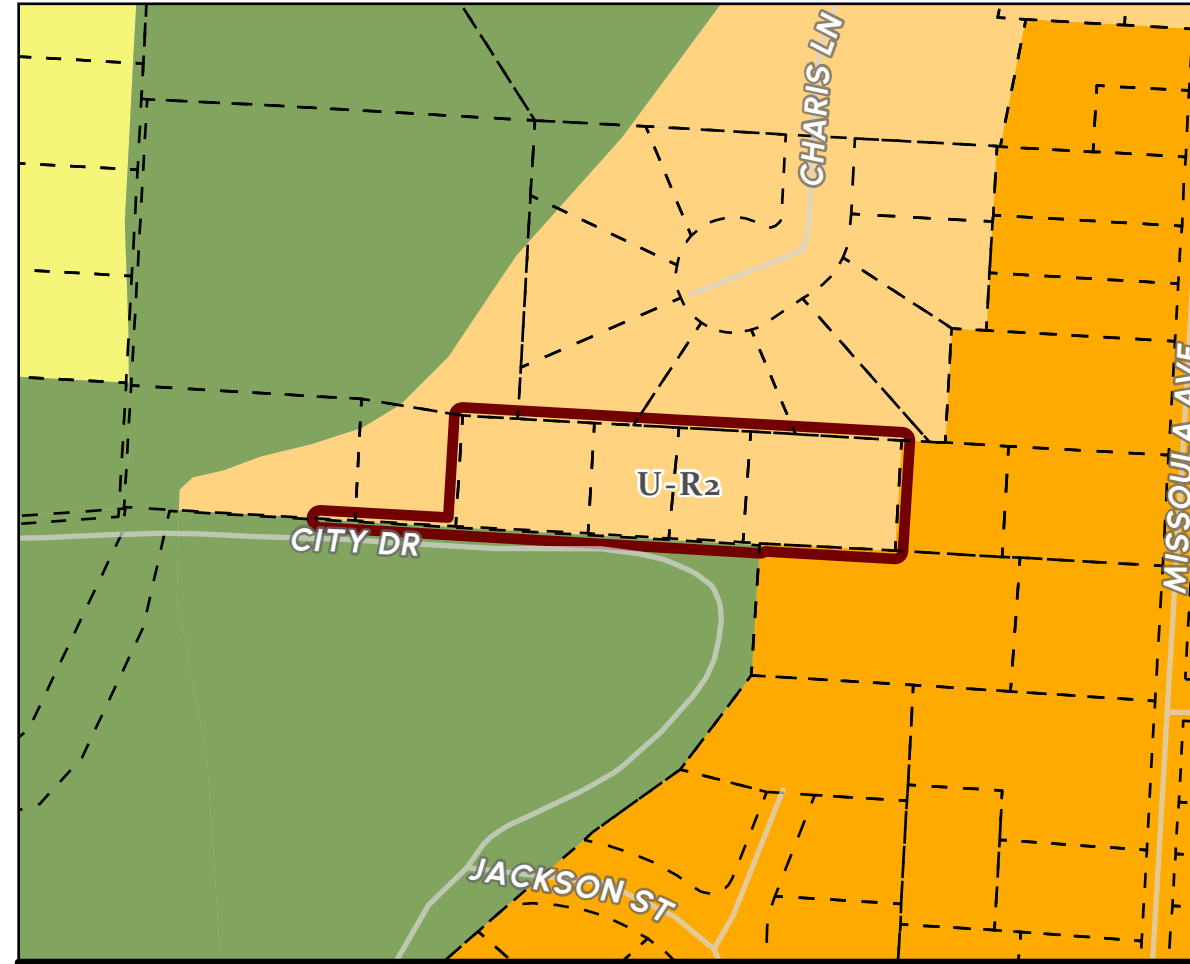


Update to Zoning Map after Planning Board #15

Adoption Draft Zoning: **U-R3**

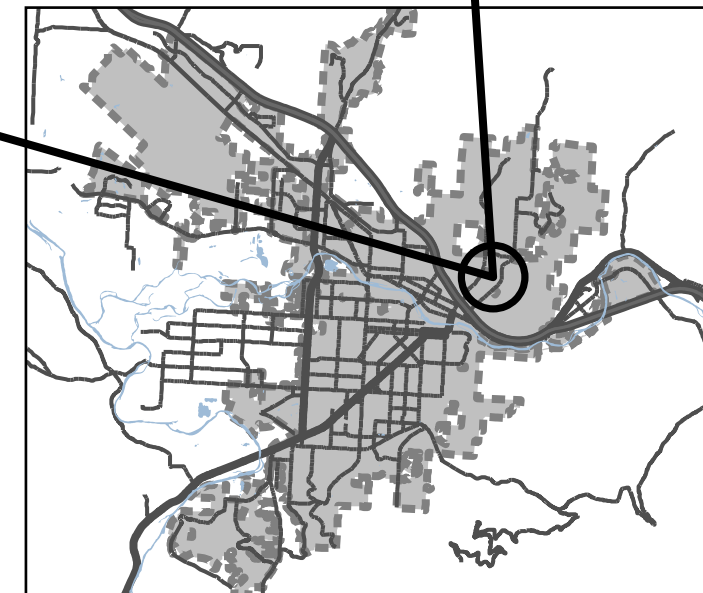


Proposed Zoning Change: **U-R2**



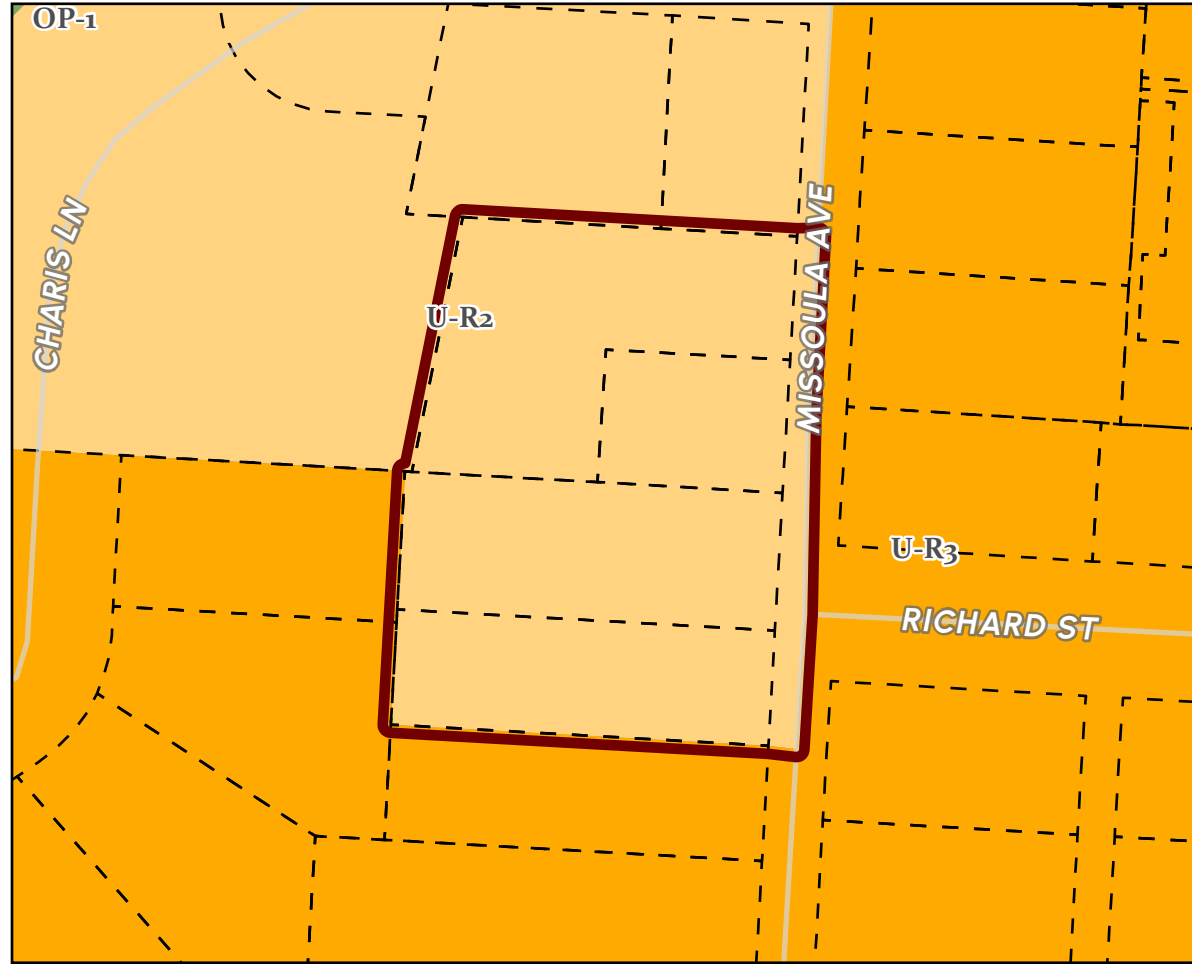
- Zoning_Overlays
- Zoning After Planning Board
- D-C
 - D-T
 - U-MU4
 - U-MU3
 - U-MU2
 - U-MU1
 - LU-MU
 - T-MU
 - U-R4
 - U-R3
 - U-R2
 - U-R1
 - LU-R2
 - LU-R1
 - R-R1
 - I-2
 - I-1
 - A
 - CD-1
 - CD-2
 - OP-1
 - OP-2

Update Explanation: Parcels are only accessed from a small roadway that is not suitable for intensity prescribed in U-R3 zoning.

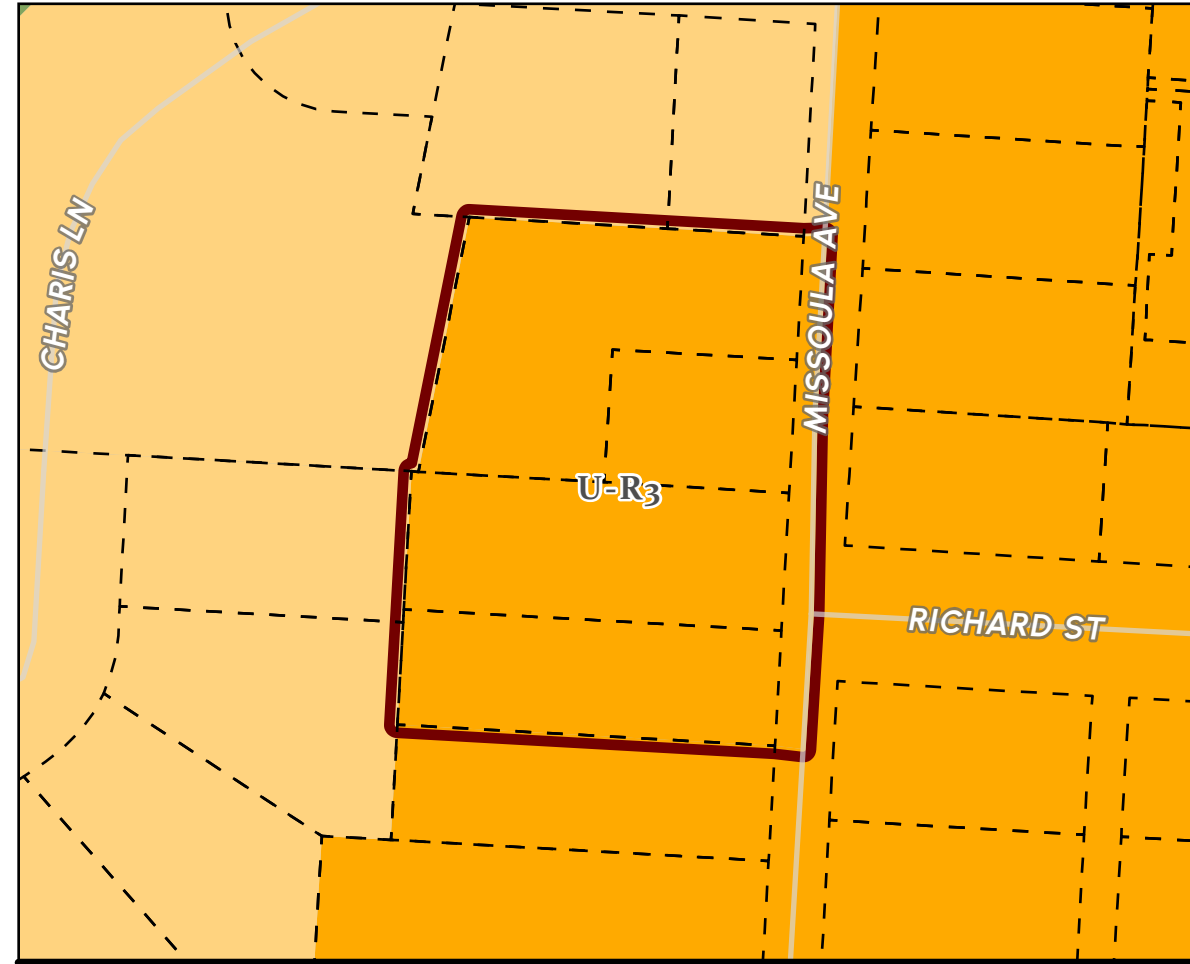


Update to Zoning Map after Planning Board #16

Adoption Draft Zoning: **U-R2**

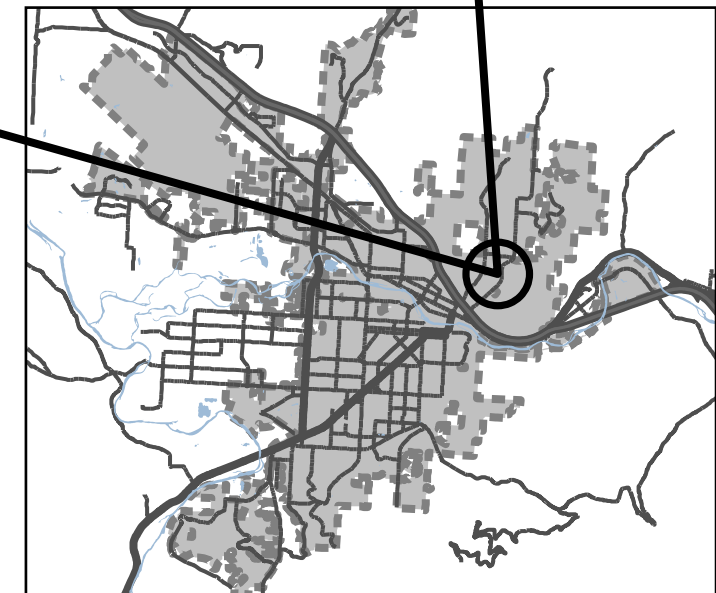


Proposed Zoning Change: **U-R3**



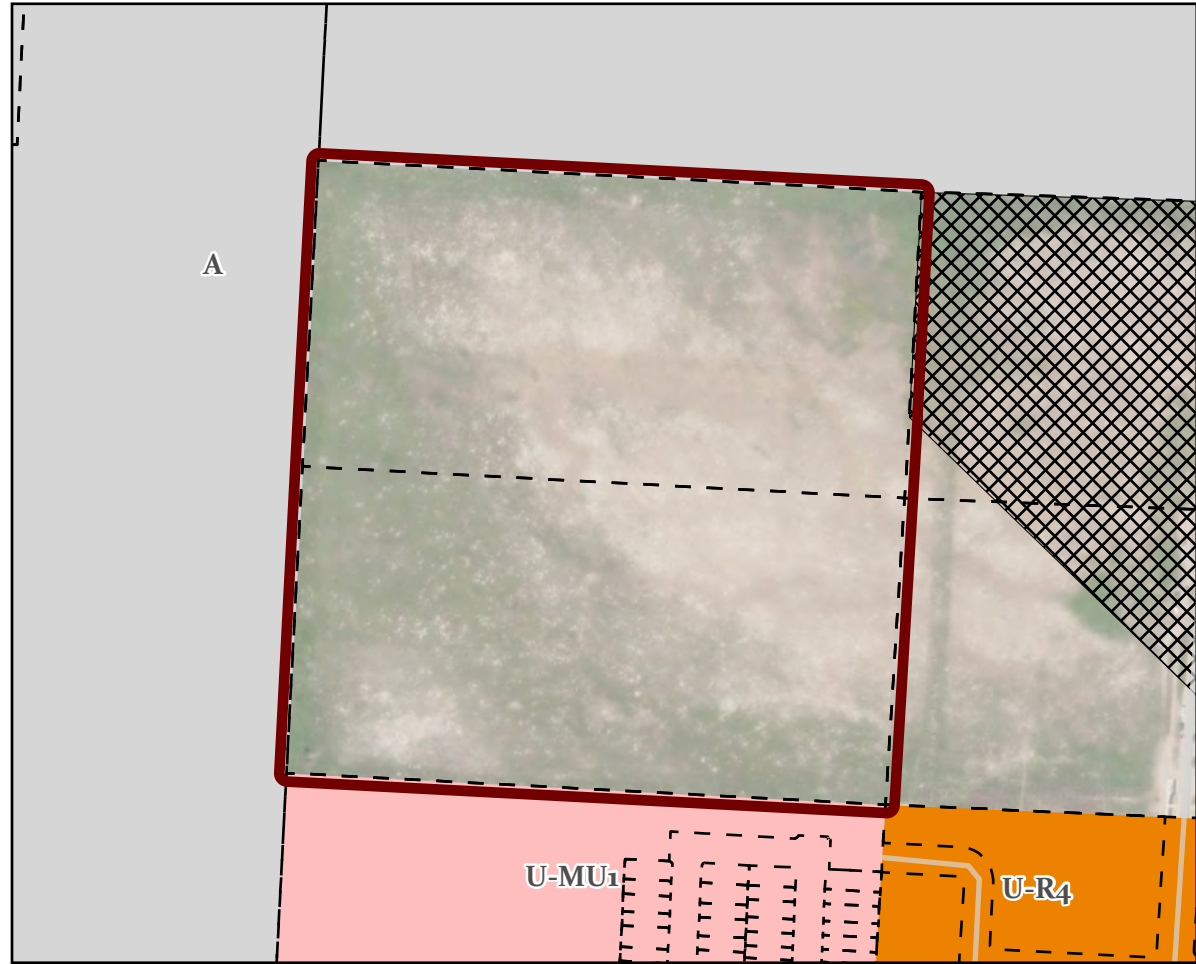
- Zoning_Overlays
- Zoning After Planning Board
- D-C
 - D-T
 - U-MU4
 - U-MU3
 - U-MU2
 - U-MU1
 - LU-MU
 - T-MU
 - U-R4
 - U-R3
 - U-R2
 - U-R1
 - LU-R2
 - LU-R1
 - R-R1
 - I-2
 - I-1
 - A
 - CD-1
 - CD-2
 - OP-1
 - OP-2

Update Explanation: Parcels are accessed by Missoula Ave and not Charis Ln which can accommodate fire access necessary for intensity of U-R3 zoning.

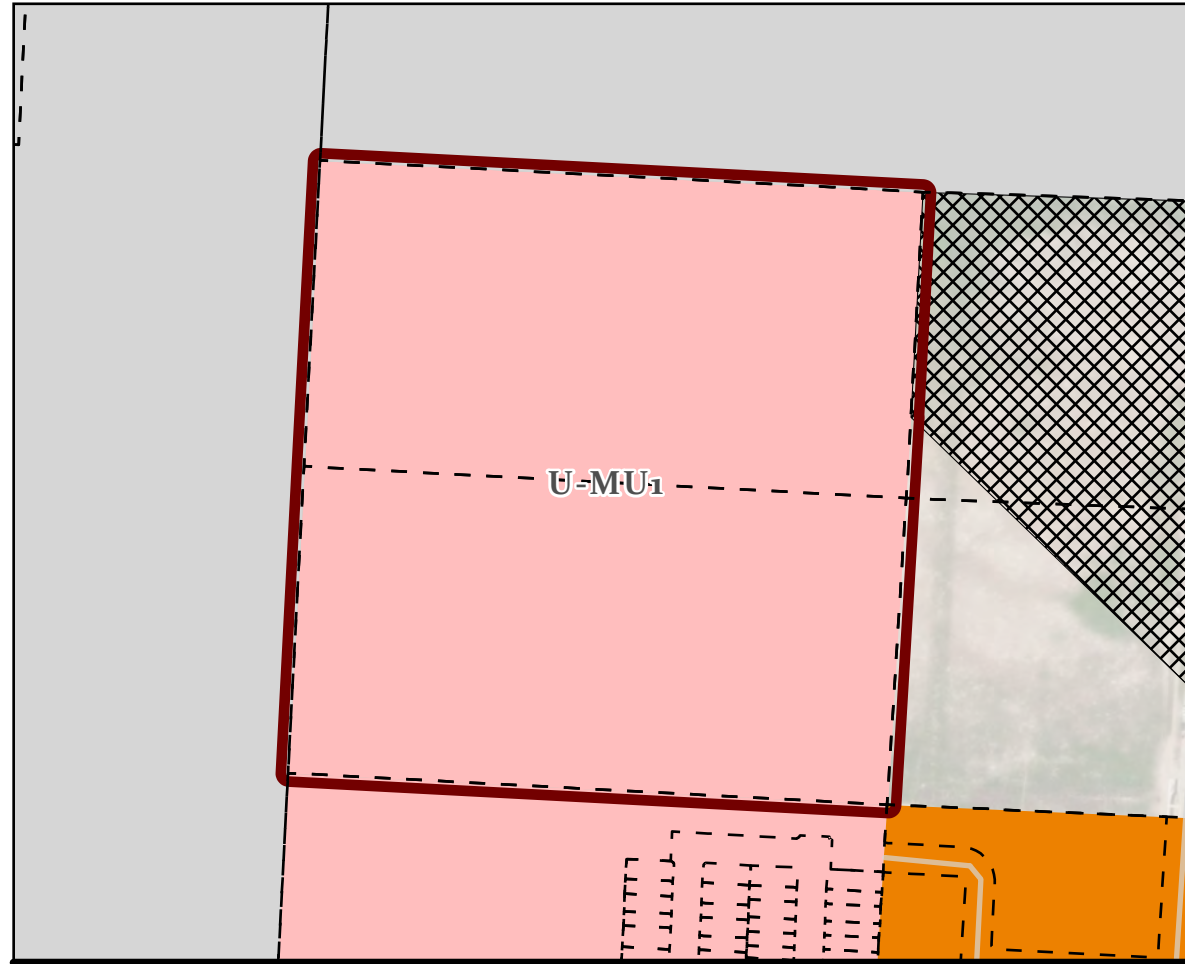


Update to Zoning Map after Planning Board #17

Adoption Draft Zoning:



Proposed Zoning Change: **U-MU1**



- Zoning_Overlays
- Zoning After Planning Board
- D-C
 - D-T
 - U-MU4
 - U-MU3
 - U-MU2
 - U-MU1
 - LU-MU
 - T-MU
 - U-R4
 - U-R3
 - U-R2
 - U-R1
 - LU-R2
 - LU-R1
 - R-R1
 - I-2
 - I-1
 - A
 - CD-1
 - CD-2
 - OP-1
 - OP-2

Update Explanation: Recently annexed. Following zoning logic it does not meet amenity points or Design Excellence so it receives U-MU1 zoning.

