**MEMO**

**DATE: June 1, 2017**

**TO: Planning Commission Members**

**FROM: Patrick R. Zenner, Development Services Manager**

**Re: Potential C-2 zoned parcel conversions**

Pursuant to Commission and staff discussion at the May 18, 2017 work session attached you will find four maps that identify property that is currently zoned C-2 (Central Business District). As noted during the work session, this “legacy” classification was retained as part of the zoning conversion that occurred on March 20, 2017 when the Unified Development Code (UDC) was adopted. The district was retained within the UDC text since the subject parcels are located outside of the M-DT (Mixed-use Downtown District) Regulating Plan boundary and there was no official notice sent to individual property owners that these parcels would be considered for rezoning.

Since the adoption of the UDC is now complete and effective, it is necessary to evaluate and consider what existing zoning classification is appropriate to apply to these C-2 parcels. Proceeding forward with this activity was noted during both the Planning and Zoning Commission as well as Council public hearing processes. However, prior to proceeding forward with official property owner notification, staff desires to obtain Commission feedback on the most appropriate zoning classifications for these C-2 parcels. Upon consensus of the Commissioners, staff will proceed to notify property owners of their options and prepare necessary public notices to facilitate rezoning of the parcels to their new zoning classifications.

Staff anticipates that the rezoning actions will be processed at “no cost” to the individual property owners if they consent to the recommended new zoning district. If a property owner desires to seek a classification that is not recommended, standard rezoning fees would apply. This process is similar to that which exists for annexation requests.

Given preliminary review of the most appropriate zoning classifications for the subject sites it is believed that what staff will recommend as the new zoning classification will accommodate, if not expand, the potential land uses permitted on a each site. As such, it is anticipated that there should be few requests for alternative zoning; however, consultation with individual property owners before official zoning requests will confirm that this is correct.

Staff will provide an analysis of the parcels shown on the attached maps during the upcoming work session. Please contact our office if you have questions.