



REQUEST FOR PLANNING COMMISSION ACTION

Date: March 3, 2021
Item No.: 7A

Department Approval

Janice Gundlach

Agenda Section

Other Business

Item Description: Receive information from HKGi regarding Task 2 of the Zoning Code Update's Scope of Work and provide feedback

BACKGROUND

HKGi has been working towards completion of Task 2 of the Zoning Code project's work scope, which is diagnosing Zoning Code Update needs (Attachment B). Several items are attached in support of this effort. The memorandum from HKGi, dated February 24, 2021 (Attachment A), provides background information and outlines the items they request Commission feedback on. In summary, the commission is being asked to provide feedback on two main items, including:

- 1. Since many updates relate to residential uses, HKGi is asking for feedback on a series of bulleted questions surrounding residential uses as housing types and their physical forms (see lines 26-31 of Attachment A), and
2. Review the zoning district comparative analysis tables HKGi completed (Attachments C, D & E), paying special attention to any yellow highlights indicating places where there is a potential inconsistency between the Comprehensive Plan and current zoning district regulations.

In addition to providing feedback on the two items noted above, the Commission will also receive information regarding two additional items, including:

- 1. HKGi's findings related to the new mixed use requirement in the 2040 Comprehensive Plan in the the Corridor Mixed Use (currently Community Business) and Core Mixed Use (currently Regional Business) land use categories, and
2. An update on the stakeholder input meetings, which are currently being scheduled for the end of March.

STAFF RECOMMENDATION

Receive information from HKGi and provide feedback in the areas requested.

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- Attachments: A. Memorandum from HKGi dated 2/24/2021
B. 2040 Comp Plan Updates Analysis
C. Housing Types Analysis
D. Residential Density Analysis
E. Scale & Intensity Analysis