

Zoning District Amendment

Neighborhood Information Meeting

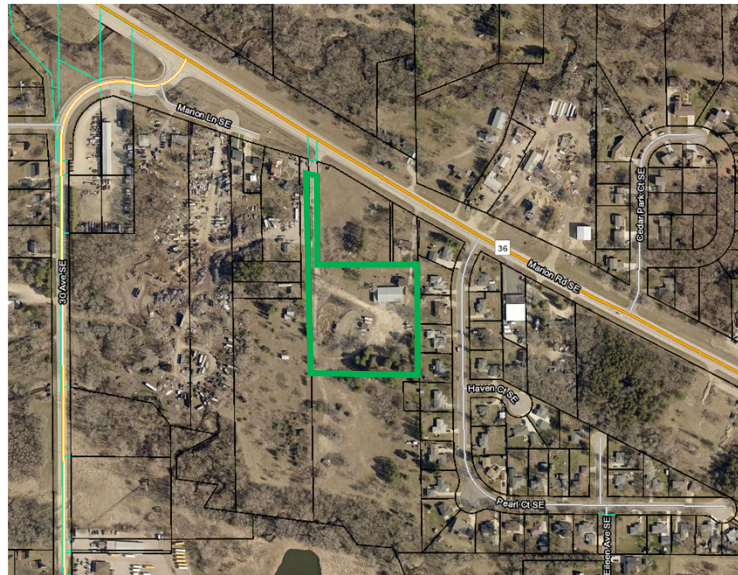
January 14, 2025

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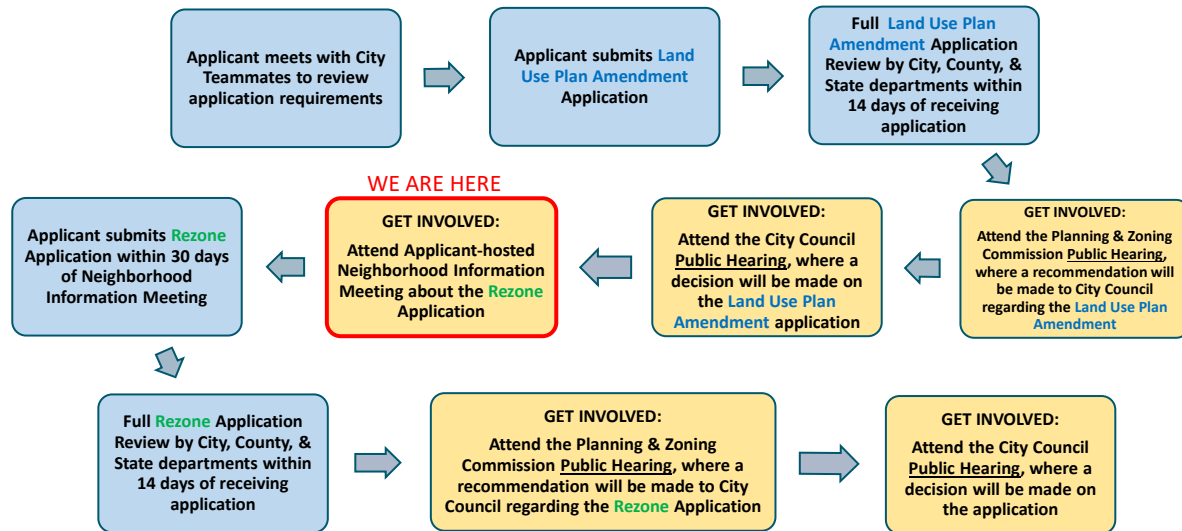
■ Agenda

- Introductions
- Application Process
- Current Zoning Map
- Proposed Zoning Map
- Dimensional Standards
- Permitted Uses
- Traffic Impacts
- Schedule
- Questions

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■ Application Process

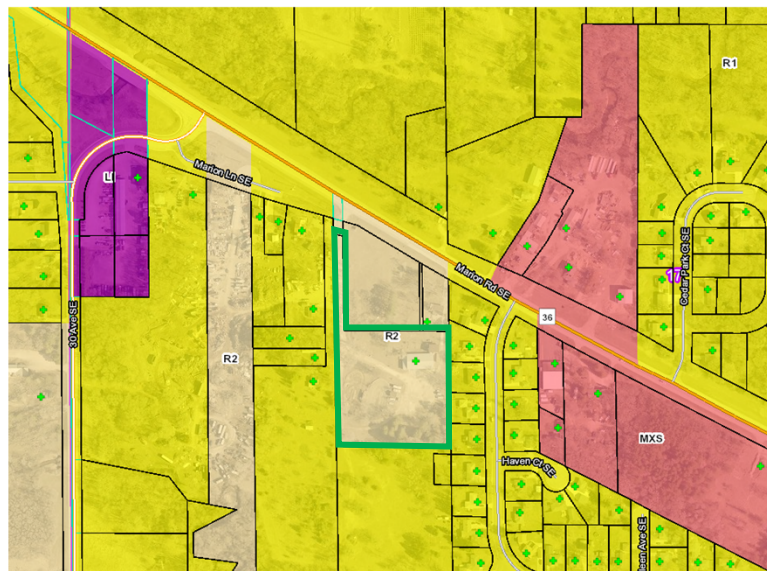


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■ Current Zoning

- Current Zoning: R-2 – Low Density Small Lot
- The R-2 district is intended to maintain and promote areas with a mixture of residential dwelling types that are of an overall low-density or are undergoing a conversion from predominantly single-family detached dwellings to duplexes and other attached dwellings. Certain supportive non-residential uses, and compatible infill development, consistent with the character of the area are permitted.

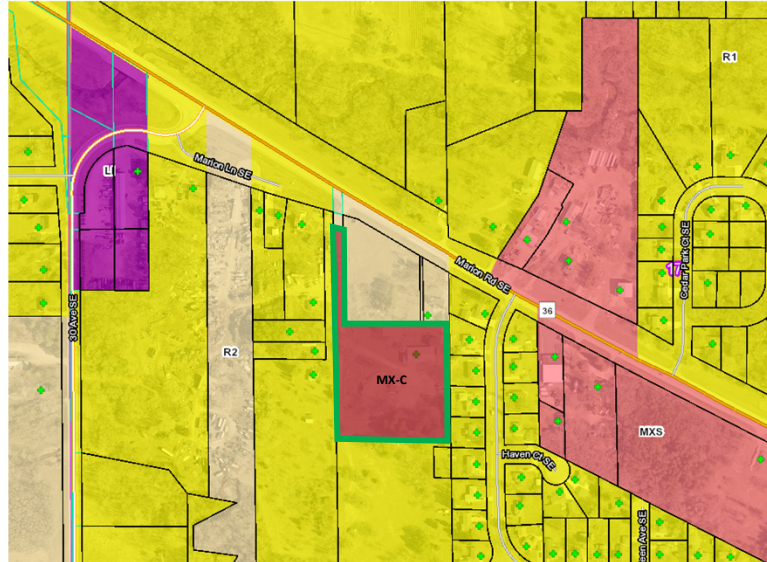


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■ Proposed Zoning

- Proposed Zoning: MX-C – Mixed Use Center
- The MX-C district is intended to provide for pedestrian-friendly areas of medium-density residential development and compatible non-residential uses such as lodging, offices, retail, civic and community, and accessory uses. Development shall be at a walkable scale that is compatible with surrounding residential neighborhoods.



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■ Dimensional Standards

■ R-2: Low Density Residential

- Minimum Lot Area: 3,000-sf
- Minimum Lot Width: 30-ft
- Setbacks:
 - Front: 15-ft
 - Side: 0-ft
 - Rear: 10-ft
- Structure Height: 35-ft
- Floor Area Ratio: none
- Min. Landscape Area: 40%

■ MX-C: Mixed Use Center

- Minimum Lot Area: none
- Minimum Lot Width: none
- Setbacks:
 - Front: none
 - Side: none
 - Rear: 7-ft
- Structure Height: 48-ft
- Floor Area Ratio: 0.7
- Min. Landscape Area: 20%

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■ Permitted Uses

R-2:

- Single Family Detached
- Twin-Home
- Duplex
- Triplex
- Fourplex
- Cottage Development
- Congregate Housing
- Medical Stay Dwelling
- Residential Care Facility
- Community Garden
- Day Care Facility
- Place of Worship
- Public Park
- School

MX-C:

- Multifamily
- Live/Work Dwelling
- Cottage Development
- Congregate Housing
- Medical Stay Dwelling
- Nursing Home
- Residential Care Facility
- Art Gallery / Museum / Library
- Community Center
- Community Garden
- Day Care Facility
- Emergency Services
- Funeral Home
- Medical Facility
- Place of Worship
- Public Park

- Social Services
- Specialized education
- Veterinary & Animal Services
- Indoor Entertainment / Recreation
- Outdoor Entertainment / Recreation
- Veterinary & Animal Services
- Indoor or Outdoor Entertainment / Recreation
- Bar or Tavern
- Bed and Breakfast
- Fast Food Restaurant
- Hotel or Motel
- Neighborhood Food or Service

- Standard Restaurant
- Art Studio / Workshop
- Business or Personal Service
- Financial Institution
- **Office**
- Retail
- Fueling Station
- Motor Vehicle Sales
- Parking Lot
- Artisan Manufacturing
- Heavy Commercial Services
- Recycling Transfer Facility
- Repair / Maintenance Shop
- Wholesale Facility

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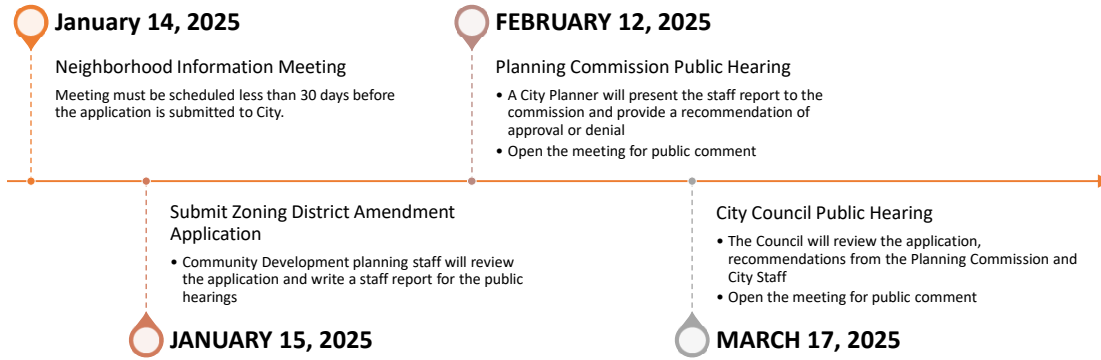
■ Traffic Impacts

Land Use		Building Area	Peak Hour Trips (weekday)		Daily Trips		Comments
			Trip Rate	# of Trips	Trip Rate	# of Trips	
Existing Use:							
	Everything Hobby (R-2)	5,300-sf	6.85	36.31	56.55	299.72	ITE Land Use 879
Proposed Use:							
	Office (MX-C)	5,300-sf		30.53		78.12	ITE Land Use 712
	Vehicles		3.15	16.70	14.39	76.27	
	Trucks		2.61	13.83	0.35	1.86	

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Schedule



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Questions

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