

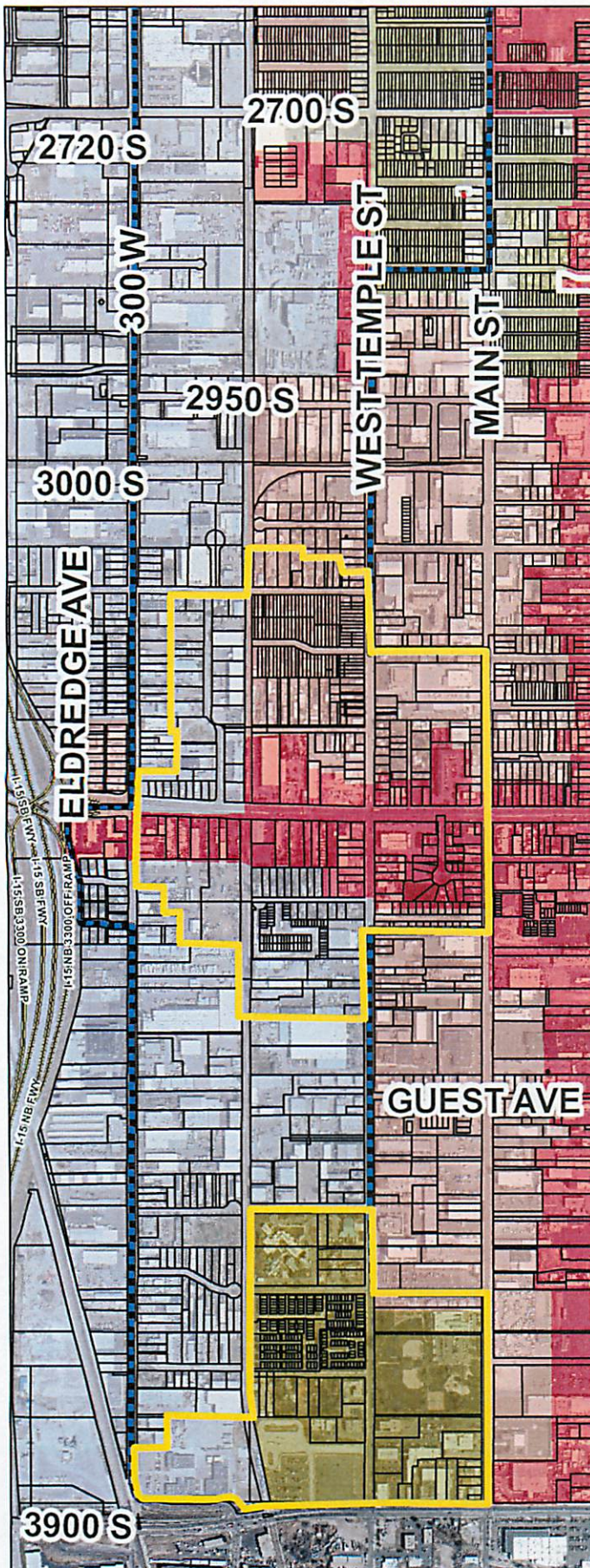
Transit-Oriented Neighborhood


- A new zoning designation for property within approximately ½ mile of the Millcreek and Meadowbrook TRAX stations.
- Would emphasize townhouse and urban-style design and building forms.
- **No maximum density.** We believe that our design standards are producing quality housing.


Transit-Oriented Corridor

- The existing TOD overlay would apply for remaining corridor areas. While the General plan suggests that the TOD overlay be removed in this area, staff believes that the land use restrictions in the TOD overlay have made positive changes to the neighborhood. Reverting to LI zoning would undo those changes.
- In order to address concerns raised by the City Council, staff proposes the following changes to residential development in the TOD Corridor:
 - Maximum density: 15 units per acre.
 - Minimum development area: one acre
 - **Exception:** smaller scale PUDs would be allowed if every unit fronts a public right of way.
 - Minimum lot size: 2,500 square feet.

Note that these changes would not apply to the TOD neighborhood overlay.



 TOD Overlay (Change Name to TOD-Corridor Overlay)

 Proposed TOD-Neighborhood Overlay