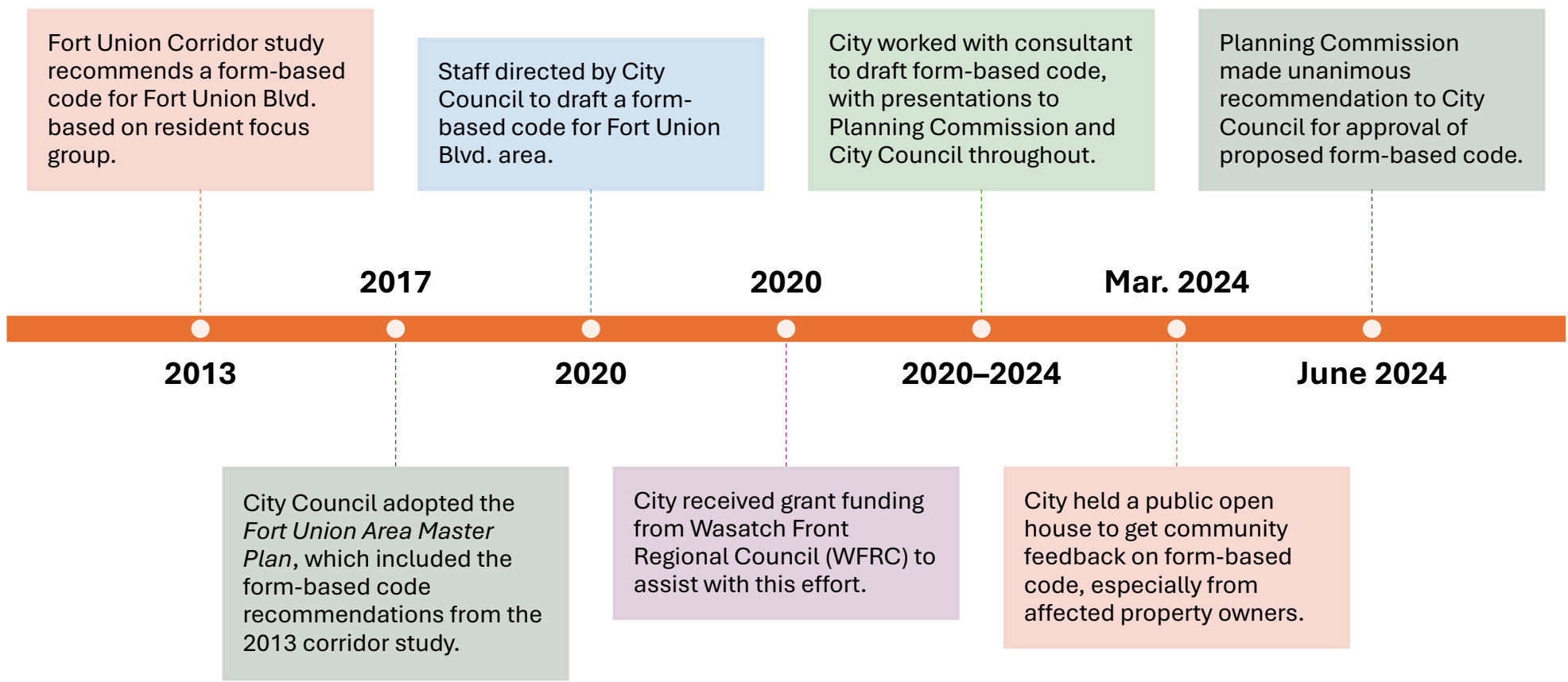




Main Questions from Planning Commission Process

Can existing development choose to stay as-is?

- Yes. Existing development can continue as-is, including maintenance to what is existing. If an existing development decides to make changes, these changes just need to be closer to FBC compliance. Full compliance with all FBC standards wouldn't be required unless a property owner demos their entire site and starts from scratch.

What is the Planning Commission's role in reviewing projects in the form-based code area?

- The Planning Commission will review any form-based code project that is larger than 1 acre **or** has a structure over 20,000 sq. ft., **or** is within the Residential Transition (RT) district, as this is a buffer between existing single-family neighborhoods.

Why was this area chosen as a form-based code boundary and can it be expanded?

- The boundary was selected due to the recommendation for a form-based code along Fort Union Blvd. within the Fort Union Area Master Plan, as well as the presence of multiple key intersections. A form-based code can be expanded in the future if desired, though it would need to be calibrated based on the specific geographic area.

Recent Changes Based on Council Feedback



Updated use table to allow public safety buildings in all districts



Updated use table to allow gas stations and automotive service stations in all districts



Removed “auto related uses” from list of prohibited uses



Updated Street Types chapter to defer fully to the existing Transportation Master Plan on road standards, with this chapter focusing streetscape instead



Added minimum parking requirements for residential uses



Adjusted compliance triggers to be less strict on requirements for existing businesses who make modifications to their buildings and sites