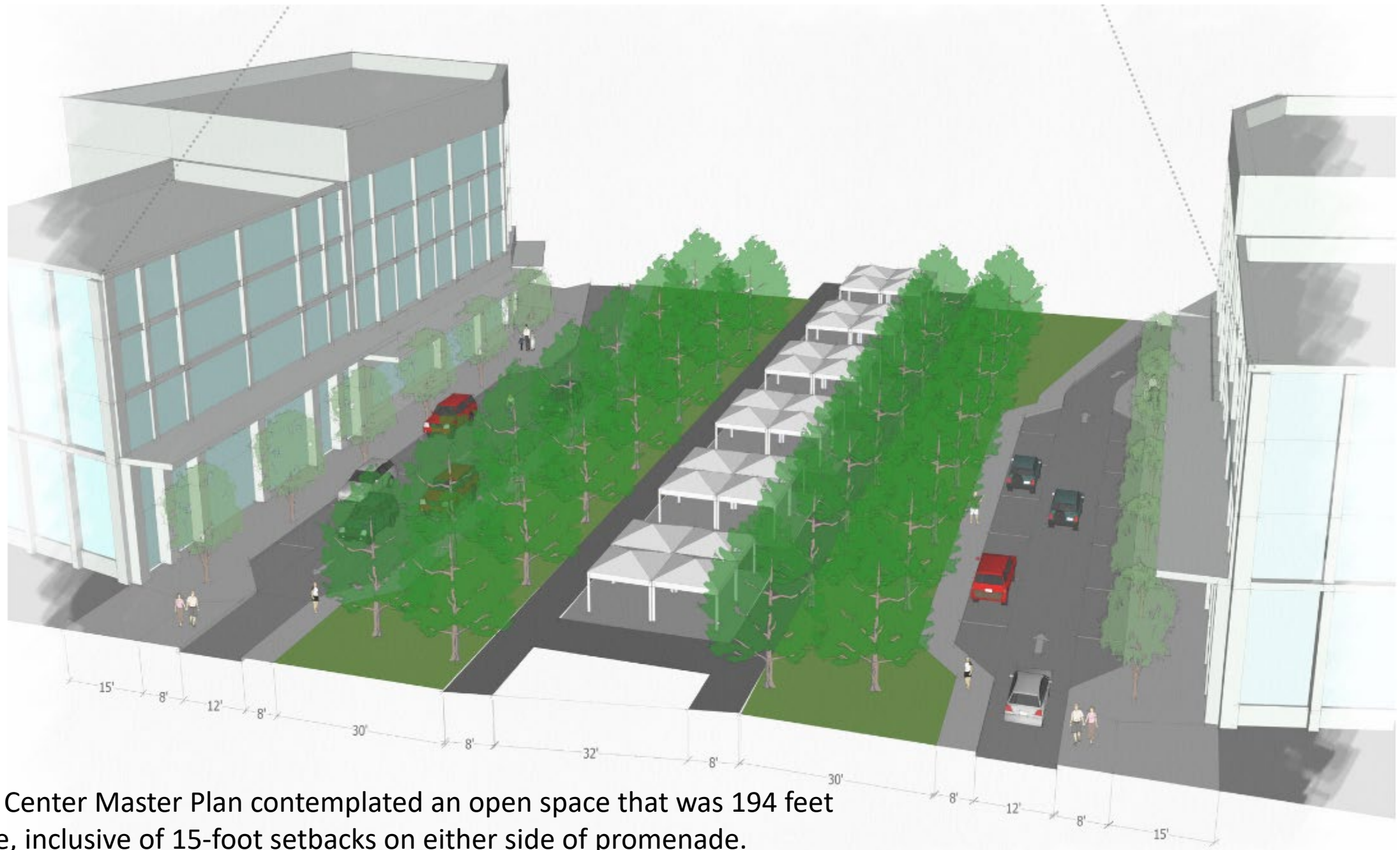


ZT-21-003

AMENDING THE MILLCREEK
ZONING ORDINANCE TO
ENACT A CITY CENTER
OVERLAY ZONE –
DEVELOPMENT AGREEMENT
(CCOZ-DA)





City Center Master Plan contemplated an open space that was 194 feet wide, inclusive of 15-foot setbacks on either side of promenade.

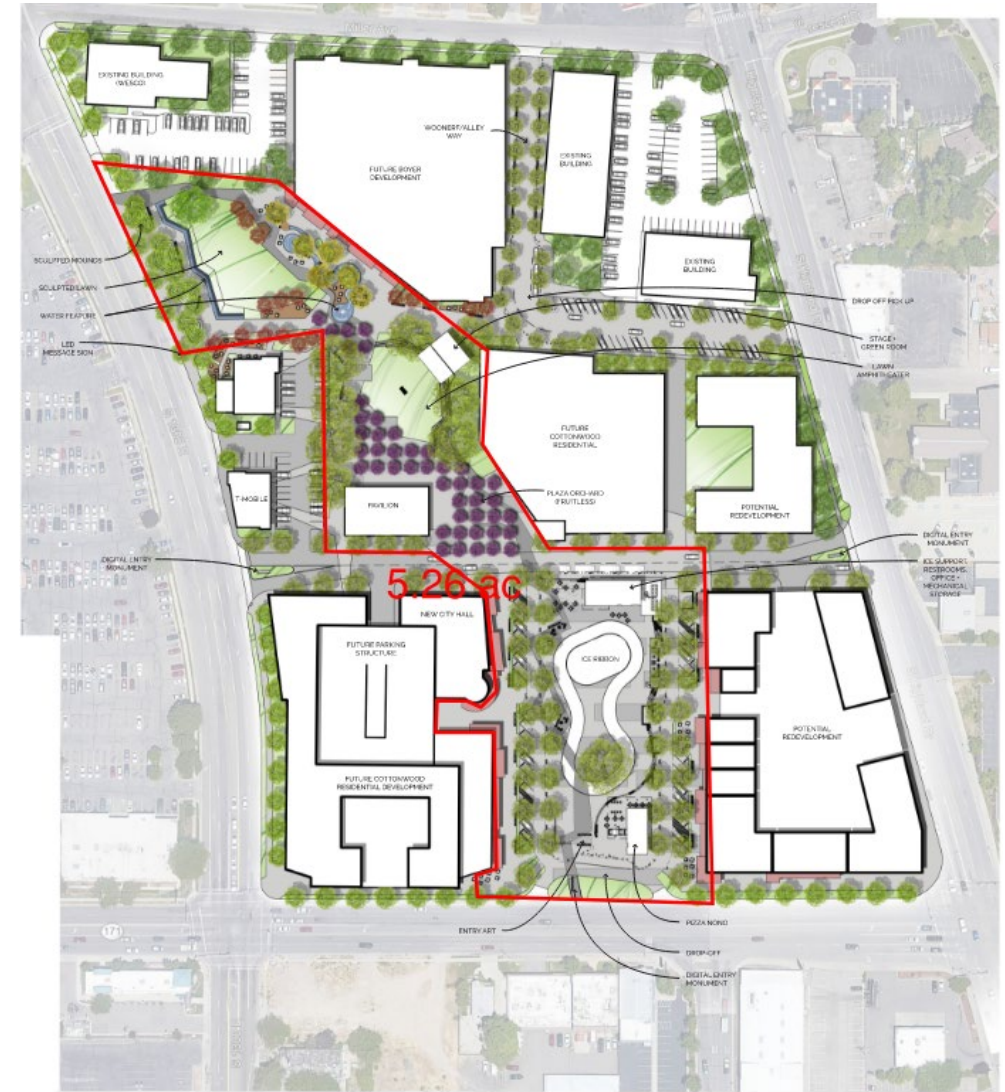
PLANS CHANGE

An aerial architectural rendering of a city plaza. In the center, a yellow building with a dark blue roof is labeled 'TREMORS' in red. A large, multi-tiered fountain with water spraying upwards is located to the left of the building. The plaza is paved with light-colored material and features winding pedestrian paths, numerous trees, and small green spaces. Two cars, one dark and one white, are parked on a street that runs horizontally across the lower middle of the image. The surrounding area includes modern buildings with glass facades and more greenery.

We decided not to give much land we acquired back to developers. The community wanted a bigger, more functional, more pedestrian friendly place than the original master plan contemplated. This is approximately 230' from building edge to building edge



Millcreek City Center Plan potential full build out rendered plan



Millcreek Common is not just wider than what was envisioned in the Master Plan, but it's bigger: +/- 5.3 acres, not 4.2 acres

Concern	Solution
The scope of the CCOZ-DA is too broad. Anyone can apply.	To qualify, a developer would need 100 feet of frontage along Millcreek Common, or a project that provides a direct grade-separated non-vehicular access.
We made a promise to the community about height, and we don't want to allow greater height.	Increased height was limited to the Common frontages, but we removed it altogether.
We need guardrails!	• 10% numerical variance allowed from standards. • Setbacks can only modified to the extent that they don't harm mature shade trees. • Stucco and EIFS is still prohibited. • Sign standards cannot be modified. • Stepbacks may be modified, but only along Common frontages.



Building Materials

Brick
Concrete
Glass
Steel



Building Materials

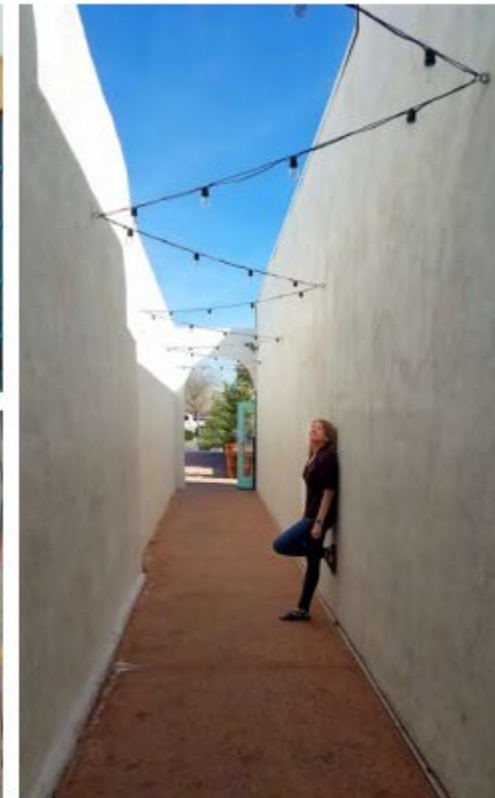
Steel
Concrete
Millcreek Stone



Building Materials

Stucco
Carbonized Wood

06/22/2020



Millcreek Common



Concern	Solution
We need guardrails!	We are not proposing a different way to reduce parking requirements – only the option to use a national shared parking standard for large shopping centers, rather than a traditional suburban context.
We want to be more involved in the process in a meaningful way.	Developers will have to organize a neighborhood meeting AND a joint session of the Planning Commission and City Council PRIOR to making application.
We don't want to trade away a well-thought out land use regulation as an economic development incentive.	Note that we have no TIF to offer developers. Every penny is being used for the common. This is why we are proposing a required finding that the proposal enhances public welfare <u>and</u> creates a better development than would be possible under strict application of CCOZ.



How do
we get
here?





WE DON'T WANT TO REVISE THE ENTIRE CCOZ ZONE, BUT A TARGETED DEVELOPMENT AGREEMENT CONCEPT WILL:

- Give a developer and a designer the freedom to propose an alternative to the strict standards, that we can accept or reject, on the basis of the City Center Master Plan and the evolving Millcreek Center Concept.
- Enable the City to tailor building designs to the aesthetics and functionality of the Millcreek Common.
- Provide for the more efficient distribution of available public parking by utilizing a parking standard that is aligned with the type of development Millcreek City Center is becoming.
- Allow the city to focus limited tax increment funds toward public improvements, rather than developer incentives.
- Create a more robust public process, allowing for greater community engagement and buy-in than would otherwise be possible through a conditional use review.