

Mixed-Use Zoning District Ordinance Amendments

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Chesapeake Planning Department
2007

What is Mixed-Use?

Mixed Use Definition

A single unified development that incorporates two or more different uses within walking distance of one another and may include office, hotel, retail, public entertainment and public uses, and a variety of housing types.

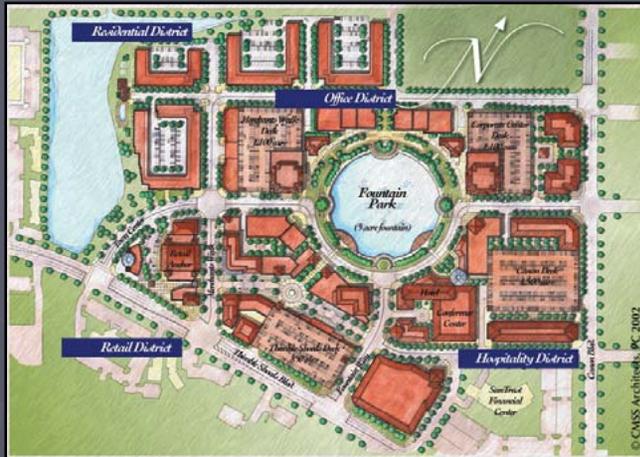
Elements of Mixed-Use Developments

Multiple Land Uses



- Retail stores
- Restaurants
- Offices
- Single-family homes
- Multi-family homes
- Hotels
- Public uses
- Parks and open space
- Recreation

Master Planned Development



- May allow for more compact development
 - Higher residential densities
 - Higher commercial intensity
- Vertical or horizontal orientation of buildings depending upon context
- Utilizes less land area
- Allow for multiple uses in one building

Enhanced Streetscape



- Limited front yard setbacks
- Wide pedestrian sidewalks
- Street trees
- Street furniture
- Human-scale signage
- Decorative lighting

Parking Visibility is Minimized



- Auto parking is located behind the buildings or in parking structures to reduce their visibility and encourage other transit modes
- Surface lots are divided by landscaping features or pedestrian plazas to reduce visual impact
- Use of alleys for residential parking

Pedestrian Orientation



- Sidewalks are prominently located along all streets
- Sidewalks have additional width
- Constructed with decorative materials
- Street furniture access
- Decorative crosswalks

Interconnected Streets



- Streets connect for multiple access routes
- Typically grid pattern layout
- No dead end or cul-de-sacs streets
- Traffic calming devices
- On-street parking

Alternative Types of Transit



- Sidewalks and Trails
- Bicycle lanes
- Bicycle racks
- Bus Stations for areas along public bus lines
- Consideration for future light rail stations for areas planned to receive light rail

Open Space and Recreation



- Open spaces are centralized
- Open spaces are accessible by walking
- Variety of recreational uses

Increased Human Interaction



- Pedestrian activity
- Plazas that encourage interaction
- Street furniture
- Information kiosks
- Public restrooms
- Street vendors
- Entertainment

Why a Mixed Use Ordinance?

- The proposed mixed use amendments are designed to implement the mixed-use policies adopted by the City in March 2005 with the *2026 Forward Chesapeake Comprehensive Plan*
- The *2026 Forward Chesapeake Comprehensive Plan* advocates mixed-use development in certain locations in the Urban and Suburban Overlay Districts
- In June 2007, the City adopted Design Guidelines for mixed-use development that were incorporated into the Comprehensive Plan as an appendix

Benefits of Mixed-Use Development

Reduces Traffic and Commutes



People live near where they work or shop reducing traffic congestion and commute times.

Reduces Dependence on Foreign Oil



Reducing automobile use reduces America's dependence on foreign oil from hostile or unstable governments.

Reduces Air Pollution



Automobiles are a source of smog and air pollution. Reducing automobile use with more compact development patterns will help reduce emissions.

Promotes Good Health



Mixed-use developments encourage physical exercise by locating recreational facilities and open space areas close to the population. They also encourage pedestrian and bicycling modes of transportation.

Encourages Community Interaction



The mixed-use development pattern with interconnected streets, sidewalks and open spaces promotes interaction between neighbors and can instill a sense of community among residents. Suburban development patterns tend to isolate people from their neighbors and community.

Conserves Land and Resources



Mixed-use developments have a more compact development pattern that conserves land and resources, reducing their impact on the environment. They also can help preserve agricultural and open space areas by limiting sprawl development.

Reduces Future Public Taxes



Mixed-use developments have a compact development pattern that can reduce the future public tax burden by eliminating the need for expensive road projects and utility extensions. Suburban development can be inefficient and costly to the taxpayer.

Provides for an Aging Population



As the population ages, alternatives in housing and lifestyles will become necessary. Mixed-use developments can provide a variety of housing styles within close proximity to recreational opportunities, shopping and professional offices.

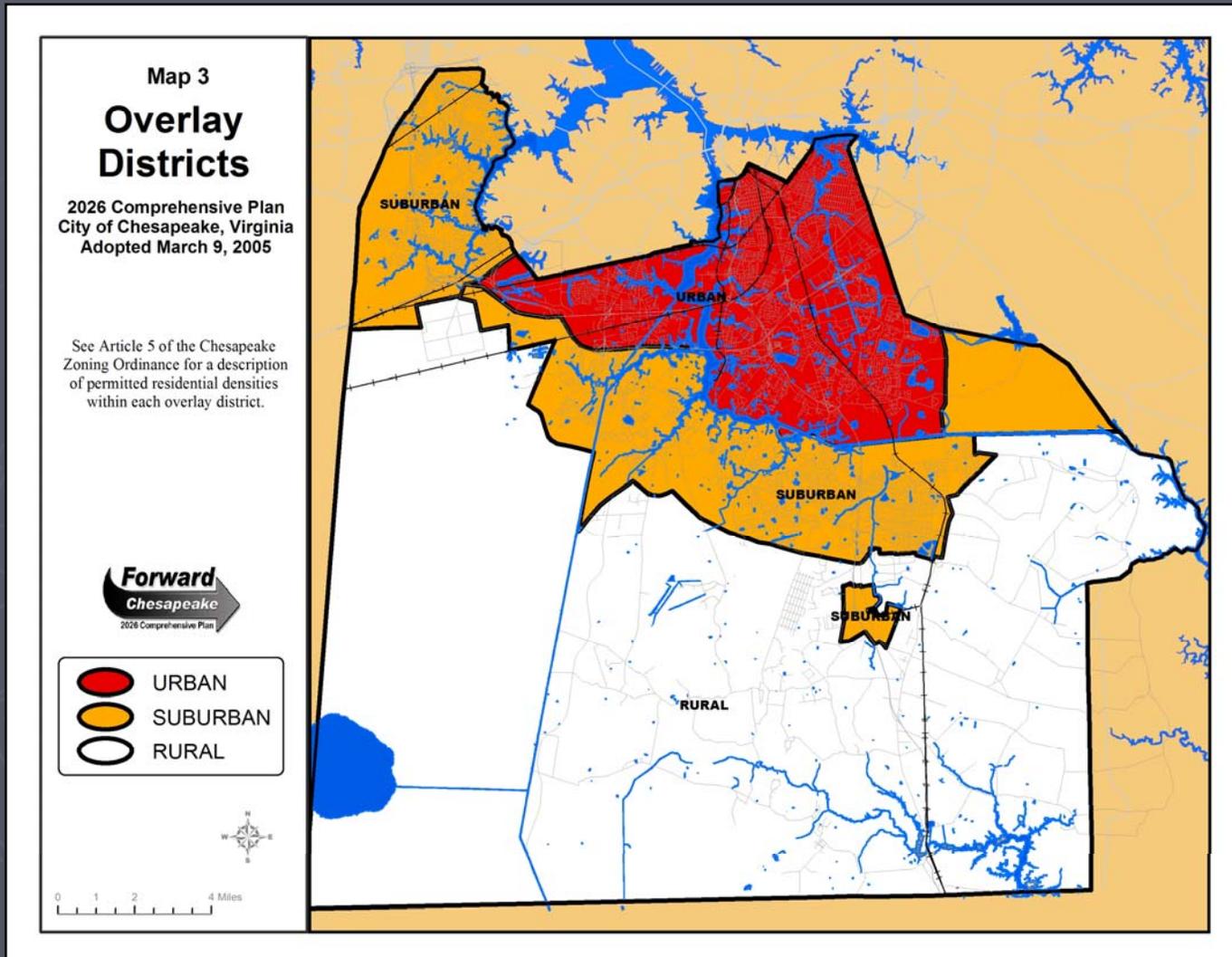
Primary Elements of Mixed-Use Districts

Mixed-Use Zoning Districts

Two mixed-use zoning districts are proposed for incorporation into the Zoning Ordinance

- MXD-U Mixed-Use Urban for the Urban Overlay District
- MXD-S Mixed-Use Suburban for the Suburban Overlay District

Overlay Districts



Mixed-Use Zoning Benchmarks

- ▶ Residential densities
 - The number of housing units that may be permitted on an acre of land.
- ▶ Building floor area ratios
 - The ratio of building area to land area. The higher the ratio, the larger the building permitted.
- ▶ Mixture of uses
 - Required allocations of residential, commercial and employment uses.
- ▶ Building height
 - Maximum permitted height of a building in feet or floors.
- ▶ Building setbacks
 - The distance a building must be situated from a property line.
- ▶ Open space
 - Passive and active recreation (parks, plazas, playgrounds)

Multi-Family Parking Requirement

- ▶ The parking requirement for multi-family housing uses are proposed to be modified as part of the mixed-use zoning amendments.
- ▶ The current requirement of 2.5 spaces per unit will be reduced to 2 spaces per unit to be consistent with the single-family housing parking requirement in the zoning ordinance.
- ▶ The proposed multi-family parking requirement of 2 spaces per unit is consistent with the requirement utilized in surrounding jurisdictions and with the Urban Land Institute (ULI), the Institute of Transportation Engineers (ITE) and the American Planning Association (APA) parking standard for multi-family uses.

Obtaining Mixed-Use Zoning

An Application for Rezoning must
be Submitted and Approved

The Rezoning Process

- No properties in the City of Chesapeake will be rezoned to mixed-use as a result of these ordinance amendments
- Property owners must file a rezoning application
- The application must be approved by City Council
- All rezonings are subject to a public hearing
- Each rezoning will be evaluated based on all City policies including consistency with the City's adopted Comprehensive Plan

Rezoning Application Requirements

- ▶ Nature of Proposed Development
- ▶ Traffic Impact Study
- ▶ Drainage Impact Analysis
- ▶ Water and Sewer Impact Analysis
- ▶ Fire Protection
- ▶ Consistency with Comprehensive Plan
- ▶ Compatibility with Existing Uses
- ▶ Chesapeake Bay Preservation Area
- ▶ Environmental Site Assessment

The Next Steps

- ▶ Planning staff will hold four community meetings over a three week period
 - Western Branch: July 16, 2007
 - Indian River: July 23, 2007
 - Deep Creek: July 30, 2007
 - Great Bridge: August 2, 2007
- ▶ Staff will revise the mixed-use amendments based on citizen input
- ▶ Revised ordinance amendment will be presented to Planning Commission at a public hearing on September 12, 2007

End of Presentation

Thank you for your attention.