



Proposed Rezoning

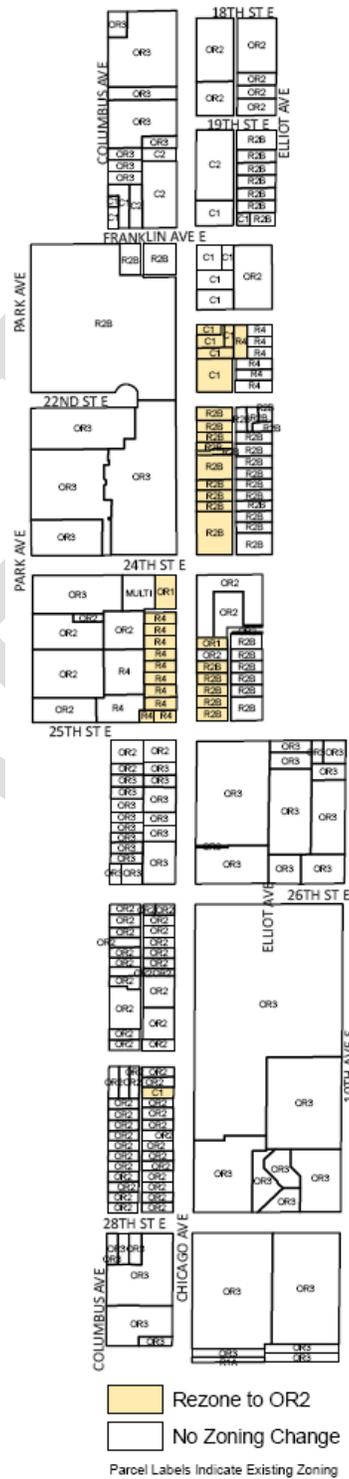
The future land use map in Chapter 6 of this document provides parcel-specific guidance using the categories of Mixed Use (Commercial/Residential), Mixed Use (Residential/Office), Urban Neighborhood (Primarily Housing), Public/Institutional, and Parks/Open Space. Each of these designations is defined in the chapter narrative.

State statute and good planning practice mandate consistency between the City’s zoning map and its comprehensive plan. The current zoning map does not exhibit any stark inconsistencies with the comprehensive plan map as it exists or as proposed for modification on the previous page. However, the more fine-grained land use policy offered in Chapter 6 of this document does present some inconsistencies with the current zoning map, specifically on some properties with the “Mixed Use (Residential/Office)” designation. The intent of this designation is as follows, as outlined in Chapter 6:

Neighborhood Mixed-Use Blocks – The future land use map shows primarily “**Mixed Use (residential and/or office)**” on these properties. Community consensus is that properties with buildings in good condition should remain as they are when feasible, especially those that contribute to an aesthetically pleasing corridor. Some structures, particularly those closest to the hospitals, are good candidates for adaptive reuse into medical or other offices. The zoning should continue to allow this. Properties with structures in poor condition are good candidates for rehabilitation or redevelopment into multifamily housing and/or office uses. New buildings may include small neighborhood-serving retail spaces fronting Chicago Avenue, but retail should not be in new standalone buildings.

This designation fits well with the OR2 zoning district, which can be summarized as follows:

- Allows single-family homes, duplexes, and multifamily housing
- Allows offices, clinics, and birth centers, but not hospitals





- New offices and residences of at least 20,000 square feet can include retail, but retail-only buildings are not allowed
- New development can be 1-4 stories without a conditional use permit

Current zoning on properties with the “Mixed Use (Residential/Office)” designation includes a mix of R2B, OR1, OR2, and C1. Concurrent with the approval of the Chicago Avenue Corridor Plan, the CPED-Planning Division will be recommending application of the OR2 zoning district on all parcels with “Mixed Use (Residential/Office)” designation.

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