

**Amendment 10 to Council Bill 36-2012**

**BY: Mary Kay Sigaty**

**Legislative Day No: 2  
Date: February 4, 2013**

**Amendment No. 10**

1 *(This amendment would change the Purpose section to clarify the intent of the CEF District).*  
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5 On page 1, strike lines 21 through 30, and on page 2 strike lines 1 through 15, in their  
6 entirety, and substitute the following:

7 “THE COMMUNITY ENHANCEMENT FLOATING (CEF) DISTRICT IS ESTABLISHED TO  
8 ENCOURAGE THE CREATIVE DEVELOPMENT AND REDEVELOPMENT OF COMMERCIAL AND  
9 RESIDENTIAL PROPERTIES THROUGH FLEXIBLE ZONING SO THAT THE PROPOSED  
10 DEVELOPMENT COMPLEMENTS AND ENHANCES THE SURROUNDING USES AND CREATES A  
11 MORE COHERENT, CONNECTED DEVELOPMENT. IT SHOULD NOT, HOWEVER, BE VIEWED  
12 PRIMARILY AS A WAY TO CONVERT LAND ZONED FOR EMPLOYMENT TO RESIDENTIAL.

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15 THE CEF DISTRICT IS INTENDED TO:

- 16 1. ALLOW GREATER DESIGN FLEXIBILITY AND A BROADER RANGE OF DEVELOPMENT  
17 ALTERNATIVES THAN THE EXISTING ZONING DISTRICT.  
18 2. PROVIDE FEATURES AND ENHANCEMENTS WHICH ARE BENEFICIAL TO THE  
19 COMMUNITY IN ACCORDANCE WITH SECTION 121.J.4.B;  
20 3. PROVIDE A HIGHER QUALITY OF SITE DESIGN AND AMENITIES THAN IS POSSIBLE TO  
21 ACHIEVE UNDER THE STANDARD PROVISIONS OF EXISTING ZONING DISTRICT  
22 REQUIREMENTS;  
23 4. ENCOURAGE CREATIVE ARCHITECTURAL DESIGN WITH THE MOST FAVORABLE  
24 ARRANGEMENT OF SITE FEATURES, BASED ON PHYSICAL SITE CHARACTERISTICS AND  
25 CONTEXTUAL SENSITIVITY TO SURROUNDING DEVELOPMENTS;

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- 5. SERVE AS A TRANSITIONAL AREA BY PROVIDING A MIX OF USES COMPATIBLE WITH THE SURROUNDING COMMUNITY OR DEVELOPMENTS; AND
- 6. ENCOURAGE AGGREGATION OF UNDERUTILIZED PROPERTIES.

THEREFORE, THE CEF DISTRICT IS A FLOATING ZONE WHICH REQUIRES THE SUBMISSION OF A DEVELOPMENT CONCEPT PLAN THAT INCLUDES BULK REGULATIONS, USE CATEGORIES, ACCESSORY USES AND COMMUNITY ENHANCEMENTS. A DECISION ON THE PROPOSED CEF DISTRICT WILL BE MADE BY THE ZONING BOARD AFTER A THOROUGH REVIEW OF A CEF PETITION.”.