

AMENDED Amendment 10 to Council Bill 36-2012

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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. ~~IF~~ WHILE IT IS ENVISIONED THAT THE CEF
12 DISTRICT COULD PLACE RESIDENTIAL USES ON LAND ZONED FOR EMPLOYMENT IN SOME
13 CIRCUMSTANCES, IT SHOULD NOT, ~~HOWEVER,~~ BE VIEWED PRIMARILY AS A WAY TO CONVERT
14 LAND ZONED FOR EMPLOYMENT TO RESIDENTIAL.

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17 THE CEF DISTRICT IS INTENDED TO:

- 18 1. ALLOW GREATER DESIGN FLEXIBILITY AND A BROADER RANGE OF DEVELOPMENT
19 ALTERNATIVES THAN THE EXISTING ZONING DISTRICT.
20 2. PROVIDE FEATURES AND ENHANCEMENTS WHICH ARE BENEFICIAL TO THE
21 COMMUNITY IN ACCORDANCE WITH SECTION 121.J.4.B;
22 3. PROVIDE A HIGHER QUALITY OF SITE DESIGN AND AMENITIES THAN IS POSSIBLE TO
23 ACHIEVE UNDER THE STANDARD PROVISIONS OF EXISTING ZONING DISTRICT
24 REQUIREMENTS;

- 1 4. ENCOURAGE CREATIVE ARCHITECTURAL DESIGN WITH THE MOST FAVORABLE
2 ARRANGEMENT OF SITE FEATURES, BASED ON PHYSICAL SITE CHARACTERISTICS AND
3 CONTEXTUAL SENSITIVITY TO SURROUNDING DEVELOPMENTS;
- 4 5. SERVE AS A TRANSITIONAL AREA BY PROVIDING A MIX OF USES COMPATIBLE WITH
5 THE SURROUNDING COMMUNITY OR DEVELOPMENTS; AND
- 6 6. ENCOURAGE AGGREGATION OF UNDERUTILIZED PROPERTIES.

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

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