

# NORTH MAIN STUDY AREA

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**BACKGROUND**

# STUDY AREA HISTORY

- 56 properties in 2 Phases
- Platted and constructed in Arapahoe County
- Residential and Commercial Structures
- Annexed w/ later subdivisions from 1919-1923
- Zoned Residential and Commercial in 1936
- Zoned to Industrial in 1963
  - No redevelopment project ever occurred



# EXISTING CONDITION CONFLICTS



## Residents

- Non-Conforming Use
- Uncertainty
- Conflicting Uses



## Business Owners

- Development Pattern
- Non-Conforming Structures and Lots
- Use vs. Structure Conflicts



## Comprehensive Plan

- Not Ideal for Industrial Use
- Vision is for mixed Commercial and Residential Uses

# STAFF ANALYSIS

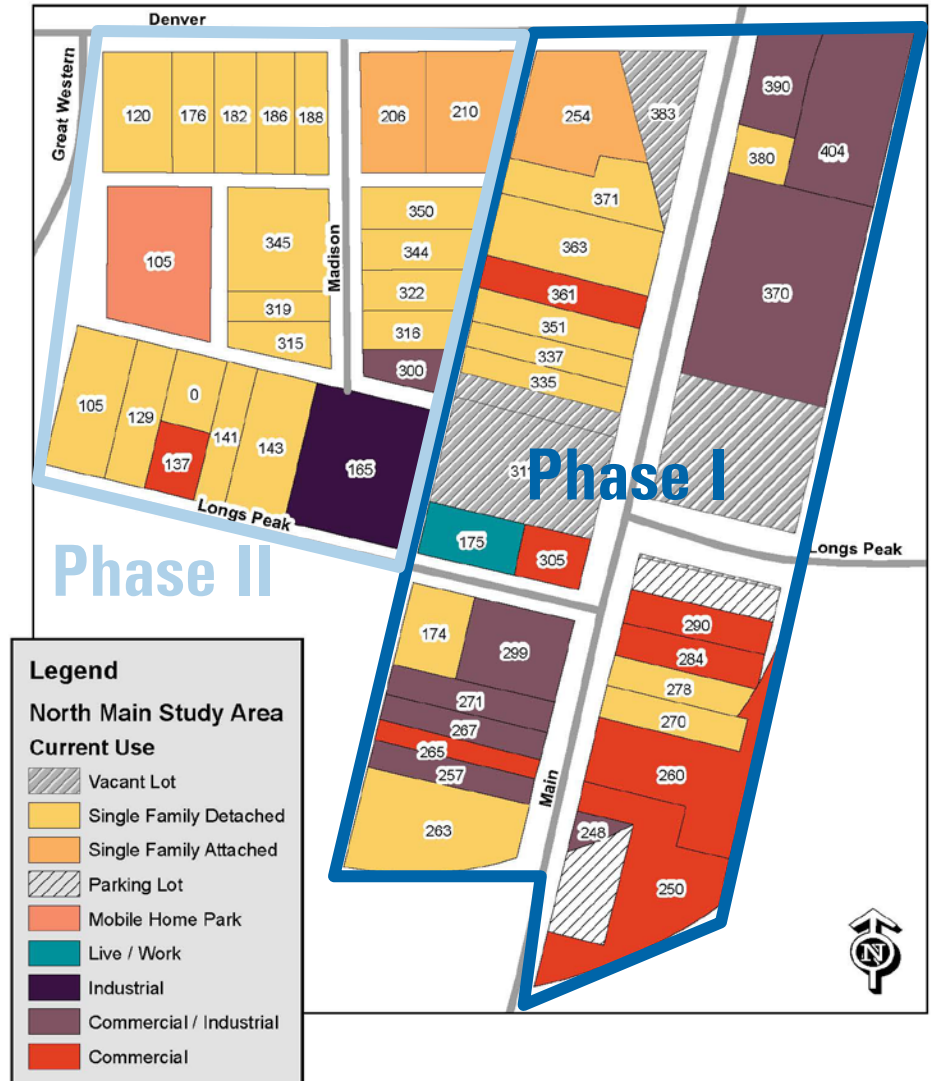


## PHASE I STUDY AREA

- 33 Properties
  - All Non-Conforming Lots
- 27 Principal Structures
  - Almost All Non-Conforming Structures
- 15 Conforming Uses
- 12 Non-Conforming Uses

## North Main Study Area

Current Property Use

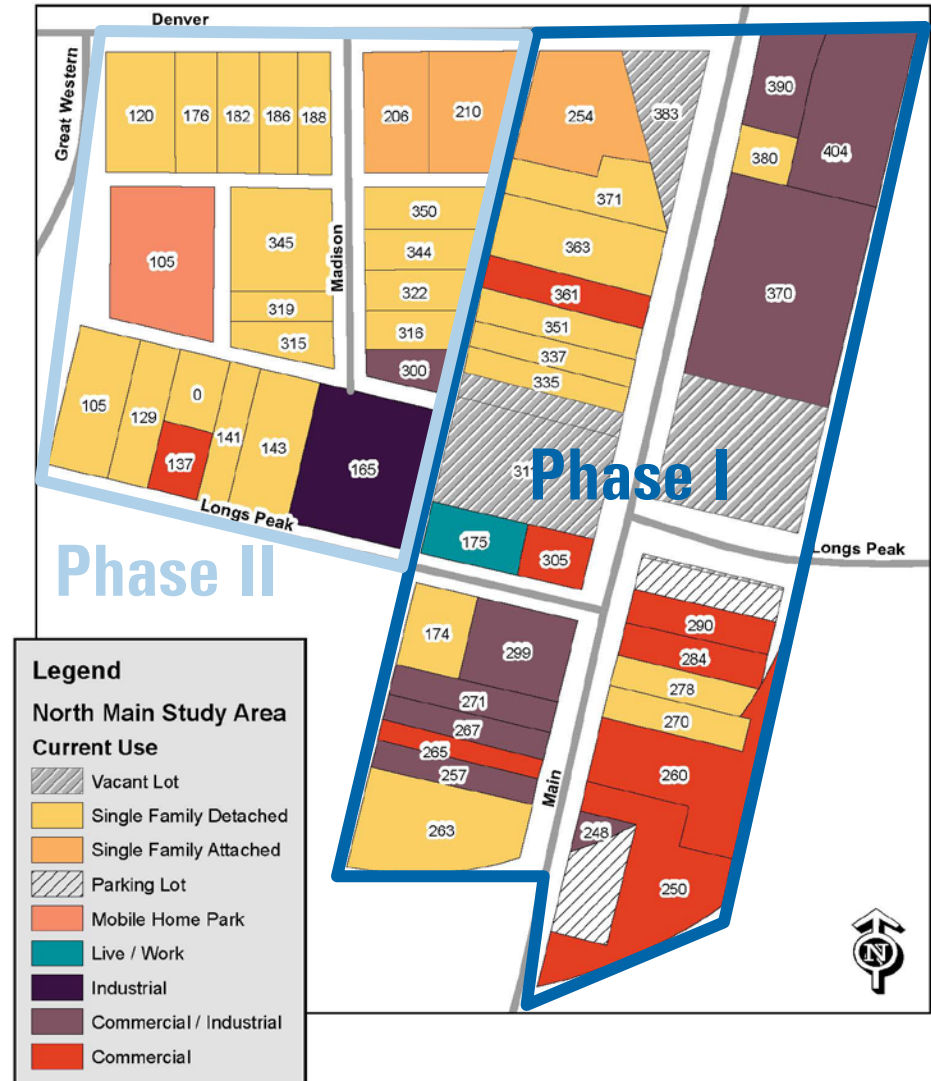


## PHASE II STUDY AREA

- 23 Properties
  - 20 Residential (Non-Conforming Use)
  - 2 Light Industrial
  - 1 Commercial
- Phase I Study Area Priority

## North Main Study Area

Current Property Use

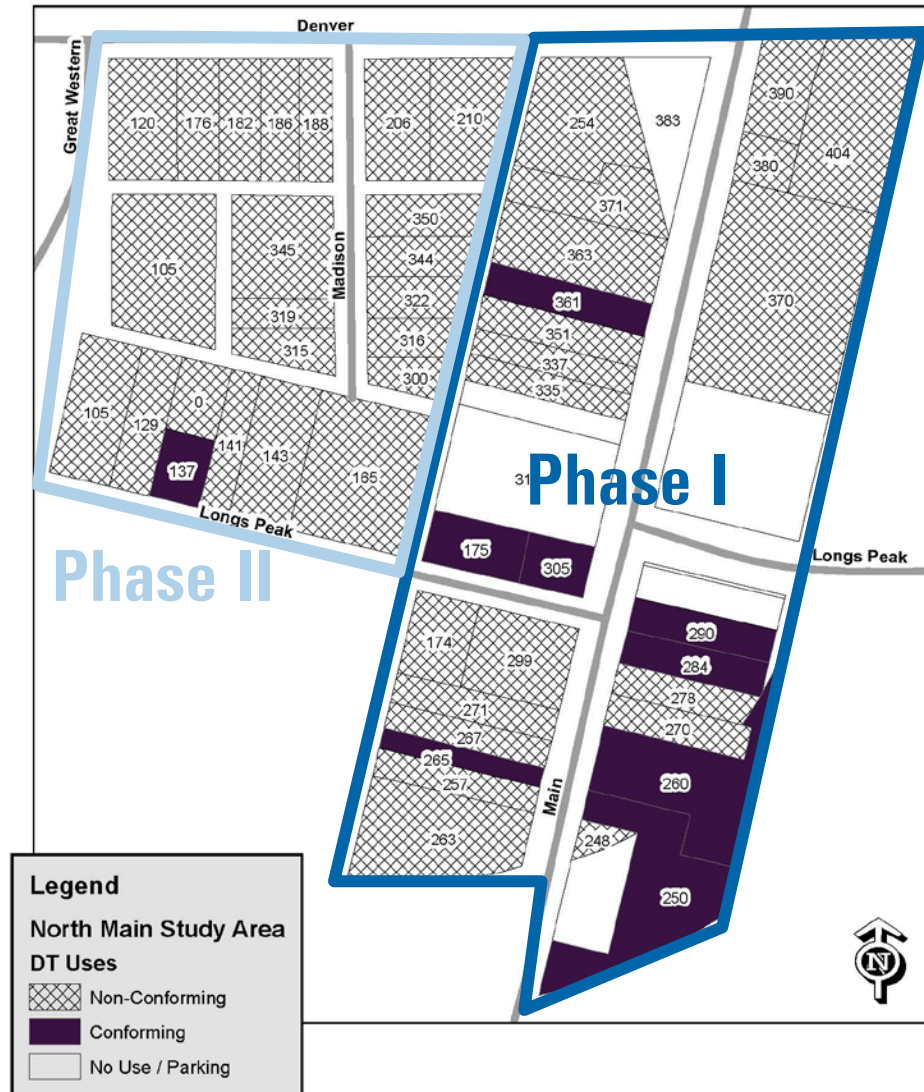


# ZONING OPTIONS



# North Main Study Area

## Conforming Uses Under DT Zoning



## DOWNTOWN REZONING

- Permits a mix of residential and commercial uses.
- Fits the urban pattern and context of existing development.
- Increases the number of non-conforming uses.

*Downtown  
Overlay*

*Light Industrial  
Zoning*



## DOWNTOWN OVERLAY

- Keeps the existing I-1 zoning intact.
- Provides the option of zoning to the overlay zone.
- The overlay zone can be based on the Downtown Zone District and also include additional regulations to address adjacent uses and context.

# ANNA'S GARAGE

## AN IMAGINARY EXAMPLE

- Anna owns an auto repair business on two lots
  - Commercial corner converted to the machine shop
  - Adjacent residence converted to her office
  - Has a residential neighbor next to her office
- Business is good! Let's expand!
  - Non-conforming lots and structures
  - Rezoning dilemma
  - Overlay alternative
  - The long-term reality



# SUMMARY

## DIRECTION REQUESTED

Considering the existing zoning conflicts for the North Main Study Area;  
should staff pursue a rezoning for the properties within Phase I?