
MEMORANDUM

TO: Planning Commission

FROM: Stephen Henrichsen

SUBJECT: *2030 Comprehensive Plan Update:
SECOND Revised Text for Business & Commerce Chapter*

DATE: July 26, 2006

cc: Kent Morgan, Marvin Krout, Mike DeKalb, Sara Hartzell, David Cary

The following is for discussion at the August 2nd Planning Commission text workshop. At the request of the Planning Commission, we revised the description of the Neighborhood Centers in the Business & Commerce chapter. The intent of the description is to provide guidance on what should be in the centers. After the Plan is adopted, staff would then follow up with specific zoning amendments at some point. The following revision would generally allow Neighborhood Centers to have an anchor of up to 75,000 sq. ft. when the total of the center is 150,000 sq. ft. For centers meeting the incentive criteria, the anchor or anchors could add up to approximately 150,000 sq. ft of the total of 225,000 sq. ft. Anchor stores larger than 150,000 sq. ft. would locate in Community or Regional Centers.

On page 11, **NEIGHBORHOOD CENTERS**

Center Size

Neighborhood centers typically range in size ~~from 150,000 to 250,000~~ from 50,000 to 150,000 square feet of commercial space, with those meeting the incentive criteria having up to 225,000 square feet. ~~No more than 60% of the total retail space may be in anchor stores (individual stores over 50,000 square feet.)~~ existing centers may vary in size from 50,000 to ~~300,000~~ 225,000 square feet.

Description

Neighborhood centers provide services and retail goods oriented to the neighborhood level with significant pedestrian orientation and access. A typical center will have numerous smaller shops and offices and may include one or two anchor stores. In general, an anchor store should occupy about a third to half of the total space. In centers meeting the incentive criteria, anchor store(s) may have up to two-thirds of the total space. Examples include as Lenox Village at S. 70th and Pioneers Boulevard, and Coddington Park Center at West A and Coddington. These smaller centers will not include manufacturing uses.

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