

being highlighted as well as construction staging area defined.

Other revisions being proposed in this amendment include removal of the new zoning districts that were originally established with the overlay adoption and returning to the existing zoning classifications that everyone is familiar with. These new districts have not been used to date and staff may consider a City initiated rezoning to coincide with the new design standards embedded within the overall amendment. The proposed mixed use areas would carry the PMIX zoning providing for more control over the types of development the City would like to see. Staff would follow up with the City initiated rezoning upon approval of these proposed amendments.

These revisions are in response to concerns raised by the City Council on the basis that several projects that have been approved had to be granted modifications signaling that the restrictions placed on new development were not having the positive effect that was intended when first adopted. The menu system or point system has been totally removed and replaced with certain mandatory requirements, but still with flexibility and much less onerous than the current system. The new language guarantees that some sustainable features will be included in all new development/redevelopment and therefore not leaving these features to chance.

August 9th CEDC meeting: Staff presented the revisions requested from the June 14, 2017 meeting and received authorization to proceed to a Planning Commission public hearing.

September 25, 2017: Staff hosted an open house for property owners along M-150 to receive feedback prior to the Planning Commission public hearing.

Recommendation: Staff recommends **APPROVAL** of the proposed UDO Amendment #63.