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3/14/2017	1	Planning Commission		

Discussion - Planned Mixed Use (PMIX) Zoning District - Purpose and Intended Use

The following information is being provided in response to the Commission's request for a discussion concerning the Planned Mixed Use (PMIX) zoning classification. The Planned Mixed Use zoning district was created to provide opportunities for mixed use developments, varied densities, housing options, conservation of open space, and to provide commercial facilities and employment centers conveniently located to housing. With appropriate design standards, the PMIX district is intended to create efficient development of both small and large tracts of land and encourage innovative and imaginative site planning, making a higher quality development and better use of developable land.

PMIX Zoning District

Statement of intent and purpose

- *Provide greater flexibility in development standards to unique conditions of a particular development site
- *Permit a mixture of uses and a more comprehensive response to market conditions
- *Obtain greater economic vitality, higher design standards of site and building design, high level of environmental sensitivity, and more satisfying living and working environments than can be achieved by other zoning districts.

Applicability

PMIX zoning may be considered if any one of the following conditions exist:

- *More than one land use is proposed for development on a single parcel, where only a single use is permitted under other zoning classifications
- *Different land uses that would not otherwise be permitted to locate within the same zoning district are proposed for development on one or more adjacent parcels under single or separate ownership
- *An exception or variation from the size, setback, frontage, density, uses or other standards that are required in other zoning districts permitting the same uses are being proposed as part of a development plan

PMIX is intended to encourage:

- *Flexible placement of residential structures
- *Grouping of open space and accessory uses
- *Use of natural features

Advantage of PMIX Zoning:

- *Height and area regulations are established as part of the zoning approval
- *5 acre minimum land area unless smaller area is specifically approved by the Governing Body

PMIX provides an advantage for the City as well as the applicant. It provides greater flexibility for the applicant, but allows the City more control over the conditions of the proposed development such as allowing greater densities in exchange for larger open spaces, greater design standards or a required mix of uses that might not otherwise be freely offered by the applicant. It also provides the opportunity to limit the uses that the City determines to be inappropriate for a particular site.