

To: Roxanne Hemphill, PC Chair
(cc: John Breeding Tom McCarron)
From: Leslie Dickinson /s/
Date: March 28, 2021
RE: Proposed Amendment to CC District

As previously discussed, I propose the following minimal change to the CC district to make it consistent with NP and LC districts. Even NP can only be assigned where adjacent to a more intensive commercial zone such as the LC, CC or any other more intense commercial zone, so it only makes sense the CC also include this language.

Note that CC already includes the phrase “locations that will not infringe on residential areas.” First I have listed the relevant portions of NP, LC and CC; then I set forth the proposed CC language.

Current language

§ 112-38 (NP) Neighborhood Professional District.

A. Purpose

(1) The NP District is intended to allow the redevelopment of existing homes and structures for professional offices while protecting the residential uses adjoining the district.

(2) The location of the Neighborhood Professional Districts should provide for adaptive reuse of existing homes and structures into offices.

(3) The NP Zone is intended to provide a less intensive commercial zone than the LC District and must only be assigned where adjacent to a more intensive commercial zone such as the LC, CC or any other more intense commercial zone.

§ 112-37 (LC) Limited Commercial District

A. Purpose

(1) The LC District is intended to serve as a transitional zone to provide areas for a limited number of retail and service establishments in close proximity to the residents they serve while protecting the residential uses adjoining the district.

(2) The LC District is intended to provide a less intensive commercial zone than the CC District and must only be assigned where adjacent to a more intensive commercial zone such as the CC or any other more intense commercial zone.

§ 112-39 (CC) Community Commercial District.

A.

Purpose. The CC District is intended to provide areas for shopping, service, office, and entertainment establishments to service the needs of the entire community and the surrounding area. The uses permitted in this District should be of such character as to provide for comparative shopping needs, service and repair needs, specialized commercial activities and those establishments which cater primarily to the motoring public. The location of such areas should be such that stores and commercial activities can be grouped together in an attractive and convenient manner at locations that will not infringe on residential areas. It is also essential that areas for this District have excellent vehicular accessibility on major thoroughfares that service the community and surrounding area.

Proposed Change to CC:

§ 112-39

A. Purpose

- (1) The CC District is intended to provide areas for shopping, service, office, and entertainment establishments to service the needs of the entire community and the surrounding area. The uses permitted in this District should be of such character as to provide for comparative shopping needs, service and repair needs, specialized commercial activities and those establishments which cater primarily to the motoring public. The location of such areas should be such that stores and commercial activities can be grouped together in an attractive and convenient manner at locations that will not infringe on residential areas. It is also essential that areas for this District have excellent vehicular accessibility on major thoroughfares that service the community and surrounding area. **(we could probably improve this definition)**
- (2) The CC District must only be assigned where adjacent to the LC district, the CC district or any other more intensive zone.
 - a. This change would allow CC where LC already exists which provides more flexibility than the current NP and LC districts, which require that these districts be assigned only where a more intense district already exists.