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MEMORANDUM

TO: Planning Commission Members
FROM: Heather Chaffin, Case Manager
Planning and Zoning Department
DATE: September 8, 2015
RE: **Greater Mount Zion Baptist Church**
1801 Pennsylvania Avenue
District 1
Request to Initiate Rezoning and Neighborhood Plan Amendment (NPA)

On June 23, 2015, Planning Commissioners Jean Stevens and Nuria Zaragosa made a request to discuss City-initiated rezoning of property owned by Greater Mount Zion Church. In conjunction with that request, Staff is requesting that a Neighborhood Plan Amendment (NPA) be considered concurrently with any rezoning, if applicable.

The rezoning proposal originated during discussion of a restrictive covenant termination affecting 1801 Pennsylvania Avenue. The restrictive covenant remains in effect on the property. The rezoning proposal was modified to include 1800 Pennsylvania Avenue, but 1800 Pennsylvania Avenue was later removed from the rezoning and NPA request.

1801 Pennsylvania is currently zoned general office-neighborhood plan (GO-NP). Commissioners Stevens and Zaragosa have proposed:

- 1801 Pennsylvania Avenue to be rezoned to multifamily residence moderate-high density-conditional overlay-neighborhood plan (MF-4-CO-NP), with the property limited to multifamily residence-limited density (MF-1) land uses and a maximum of 11 residential units.

If this rezoning is pursued, Staff recommends that the Future Land Use Map (FLUM) for the property be changed accordingly, from Civic to Multifamily.

The initiation of rezoning and an NPA was previously scheduled for the July 28, 2015, Planning Commission meeting, but was postponed to allow further discussion between

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the Property Owner and Neighborhood representatives. As of the date of this memorandum, not every element has been agreed upon between the Owner and among individual neighbors, but the Property Owner supports the following rezoning and FLUM changes on the property:

- 1801 Pennsylvania Avenue to be rezoned to multifamily residence moderate-high density conditional overlay neighborhood plan (MF-4-CO-NP), with the property limited to multifamily residence limited density (MF-1) land uses; and
- 1801 Pennsylvania Avenue to be changed on the FLUM from Civic to Multifamily.

An exhibit showing the location of the property is attached, as well as a chart showing land uses and FLUM categories.

NEW YORK AVE

SF-3-NP

SF-3-NP

SF-3-NP

SF-3-NP

SF-3-NP
1800

PENNSYLVANIA AVE

1809
SF-3-NP

GO-NP

1801

1170

SF-3-NP

CHICONST

SF-3-NP

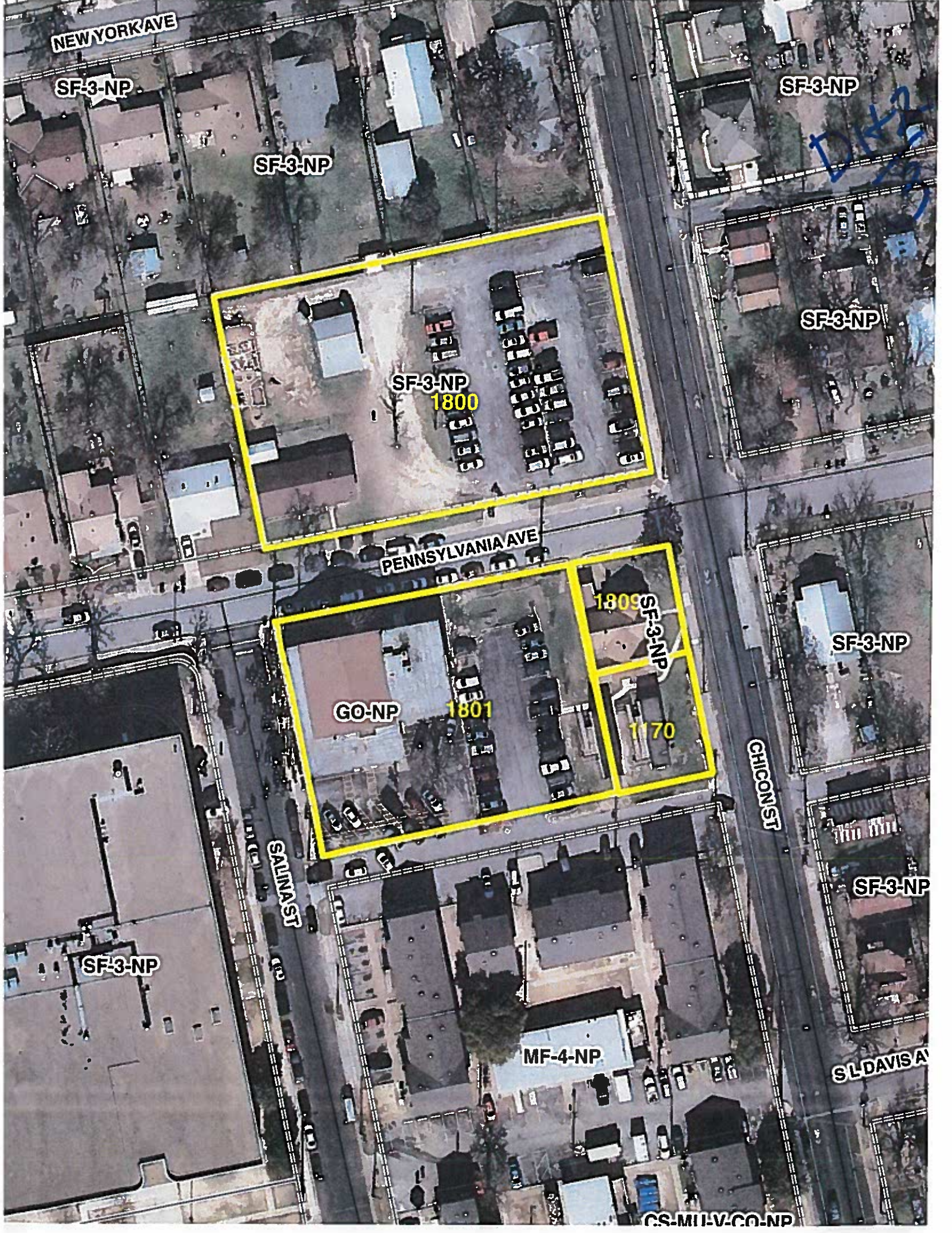
S L DAVIS A

MF-4-NP

CS-MI-V-CO-NP

SALINAST

SF-3-NP



ZONING USE SUMMARY TABLE (LAND DEVELOPMENT CODE)

P = Permitted Use C = Conditional Use Permit -- = Not Permitted

RESIDENTIAL USES	LA	RR	SF-1	SF-2	SF-3	SF-4A	SF-4B	SF-5	SF-6	MF-1	MF-2	MF-3	MF-4	MF-5	MF-6	MH	NO	LO	GO	CR	LR	GR	L	CBD	DMU	W/O	CS	CS-1	CH	IP	MI	LI	R&D	DR	AV	AG	PUD	P						
Bed & Breakfast (Group 1)	--	--	P	P	P	--	--	P	P	P	P	P	P	P	P	P	--	--	--	--	--	--	P	P	P	P	P	P	--	--	--	--	--	--	--	--	--	--	--	--	--			
Bed & Breakfast (Group 2)	--	--	--	--	--	--	--	P	P	P	P	P	P	P	P	P	--	--	--	--	--	--	--	P	P	P	P	P	--	--	--	--	--	--	--	--	--	--	--	--	--	--		
Condominium Residential	--	--	--	--	--	--	--	P	P	P	P	P	P	P	P	P	--	--	--	--	--	--	--	C	P	P	P	P	--	--	--	--	--	--	--	--	--	--	--	--	--	--		
Conservation Single Family Residential	--	--	P	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--			
Duplex Residential	--	--	--	--	P	--	--	P	P	P	P	P	P	P	P	P	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--			
Group Residential	--	--	--	--	--	--	--	--	--	--	--	C	P	P	P	P	--	--	--	--	--	--	--	C	P	P	P	P	--	--	--	--	--	--	--	--	--	--	--	--	--	--		
Mobile Home Residential	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--			
Multifamily Residential	--	--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	--	--	--	--	--	--	--	C	P	P	P	P	--	--	--	--	--	--	--	--	--	--	--	--	--	--		
Retirement Housing (Small Site)	--	--	--	--	P	--	--	P	P	P	P	P	P	P	P	P	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--		
Retirement Housing (Large Site)	--	--	--	--	--	--	--	C	C	C	C	C	C	C	C	C	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--		
Single-Family Attached Residential	--	--	P	P	P	--	--	P	P	P	P	P	P	P	P	P	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--		
Single-Family Residential	P	P	P	P	P	--	--	P	P	P	P	P	P	P	P	P	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	P	--	C	3	4			
Small Lot Single-Family Residential	--	--	--	--	--	--	--	P	P	P	P	P	P	P	P	P	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	--	--	--	--		
Townhouse Residential	--	--	--	--	--	--	--	P	P	P	P	P	P	P	P	P	--	--	--	--	--	--	--	C	P	P	P	P	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Two-Family Residential	--	--	--	--	P	--	--	P	P	P	P	P	P	P	P	P	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Short-Term Rental ¹³	P	P	P	P	P	--	--	P	P	P	P	P	P	P	P	P	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
COMMERCIAL USES	LA	RR	SF-1	SF-2	SF-3	SF-4A	SF-4B	SF-5	SF-6	MF-1	MF-2	MF-3	MF-4	MF-5	MF-6	MH	NO	LO	GO	CR	LR	GR	L	CBD	DMU	W/O	CS	CS-1	CH	IP	MI	LI	R&D	DR	AV	AG	PUD	P						
Administrative and Business Offices	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	P	C	P	P	P	P	P	P	P	P	P	P	1	--	--	2	--	3	4	4			
Agricultural Sales and Services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	P	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	3	4	4			
Alternative Financial Services ¹²	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--		
Art Gallery	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	1	--	--	--	--	3	4	4				
Art Workshop	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	P	C	P	P	P	P	P	P	P	P	1	--	--	--	--	3	4	4				
Automotive Rentals	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	C	C	C	C	--	P	P	P	P	P	P	1	--	2	--	3	4	4			
Automotive Repair Services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	C	C	C	C	--	P	P	P	P	P	P	1	--	2	--	3	4	4			
Automotive Sales	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	C	C	C	C	--	P	P	P	P	P	P	1	--	--	--	3	4	4			
Automotive Washing (of any type)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	C	C	C	C	--	P	P	P	P	P	P	1	--	2	--	3	4	4			
Bail Bond Services ¹⁰	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	PC	--	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	1	--	--	--	3	4	4			
Building Maintenance Services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	3	4	4		
Business or Trade School	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	P	C	P	P	C	P	P	P	P	P	1	--	--	--	--	3	4	4			
Business Support Services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	P	C	P	P	P	P	P	P	1	--	--	--	--	3	4	4				
Campground	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	3	4	4			
Carriage Stable	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--	--	--	--	--	--	--	--	--	C	--	P	--	--	--	--		
Cocktail Lounge	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	P	C	--	--	C	C	--	--	--	--	--	--	--	--	--	--	--	--	--	
Commercial Blood Plasma Center	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P5	P5	P5	--	--	--	--	--	--	--	--	2	--	3	4	4	
Commercial Off-Street Parking	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	3	4	4		
Communications Services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	C	P	P	P	P	P	P	P	1	--	--	2	--	3	4	4				
Construction Sales and Services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	P	P	P	P	P	1	--	--	--	--	3	4	4				
Consumer Convenience Services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	P	C	P	P	--	P	P	P	P	1	--	--	2	--	3	4	4				
Consumer Repair Services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--		
Convenience Storage	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	P	P	P	P	P	1	--	--	--	--	3	4	4					
Drop-Off Recycling Collection Facility	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P6	--	--	--	P	P	P	P	P	--	--	--	--	--	--	--	--	P4	4			
Electronic Prototype Assembly ¹⁵	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	CP	CP	CP	CP	CP	CP	CP	CP	CP	CP	CP	CP	CP	CP	CP	CP	CP	CP	CP	
Electronic Testing ¹⁶	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	CP	CP	CP	CP	CP	CP	CP	CP	CP	CP	CP	CP	CP	CP	CP	CP	CP	CP
Equipment Repair Services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	P	P	P	P	1	--	--	--	--	3	4	4					
Equipment Sales	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	3	4	4				
Exterminating Services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	3	4	4				
Financial Services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	C	P	P	--	P	P	P	P	1	--	2	--	3	4	4					
Food Preparation	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	P	P	P	P	P	P	P	1	--	2	--	3	4	4						
Food Sales	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	2	--	3	4	4			
Funeral Services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	3	4	4					
General Retail Sales (Convenience)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	C	P	P	--	P	P	P	P	1	--	2	--	3	4	4					
General Retail Sales (General)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	11	--	P	C	P	P	--	P	P	P	P	1	--	2	--	3	4	4					
Hotel-Motel	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	--	P	C	P	--	P	P	P	P	1	--	2	--	3	4	4					
Indoor Entertainment																																												

ZONING USE SUMMARY TABLE (LAND DEVELOPMENT CODE)

D1x2

P = Permitted Use C = Conditional Use Permit - = Not Permitted

COMMERCIAL USES continued	LA	RR	SF-1	SF-2	SF-3	SF-4A	SF-4B	SF-5	SF-6	MF-1	MF-2	MF-3	MF-4	MF-5	MF-6	MH	NO	LO	GO	CR	LR	GR	L	CBD	DMU	W/L0	CS	CS-1	CH	IP	MI	LI	R&D	DR	AV	AG	PUD	P			
Kennels																																									
Laundry Services																																									
Liquor Sales																																									
Marina																																									
Medical Offices -- exceeding 5000 sq. ft. gross floor area																																									
Medical Offices -- not exceeding 5000 sq. ft. gross floor area																																									
Monument Retail Sales																																									
Off-Site Accessory Parking ¹⁴																																									
Outdoor Entertainment																																									
Outdoor Sports and Recreation																																									
Pawn Shop Services																																									
Pedicab Storage and Dispatch																																									
Personal Improvement Services																																									
Personal Services																																									
Pet Services																																									
Plant Nursery																																									
Printing and Publishing																																									
Professional Office																																									
Recreational Equipment Maint. & Stor.																																									
Recreational Equipment Sales																																									
Research Assembly Services																																									
Research Services																																									
Research Testing Services																																									
Research Warehousing Services																																									
Restaurant (General)																																									
Restaurant (Limited)																																									
Scrap and Salvage																																									
Service Station																																									
Software Development																																									
Special Use Historic	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C			
Stables		C																																							
Theater																																									
Vehicle Storage																																									
Veterinary Services																																									
INDUSTRIAL USES	LA	RR	SF-1	SF-2	SF-3	SF-4A	SF-4B	SF-5	SF-6	MF-1	MF-2	MF-3	MF-4	MF-5	MF-6	MH	NO	LO	GO	CR	LR	GR	L	CBD	DMU	W/L0	CS	CS-1	CH	IP	MI	LI	R&D	DR	AV	AG	PUD	P			
Basic Industry																																									
Custom Manufacturing																																									
General Warehousing and Distribution																																									
Light Manufacturing																																									
Limited Warehousing and Distribution																																									
Recycling Center																																									
Resource Extraction																																									
AGRICULTURAL USES	LA	RR	SF-1	SF-2	SF-3	SF-4A	SF-4B	SF-5	SF-6	MF-1	MF-2	MF-3	MF-4	MF-5	MF-6	MH	NO	LO	GO	CR	LR	GR	L	CBD	DMU	W/L0	CS	CS-1	CH	IP	MI	LI	R&D	DR	AV	AG	PUD	P			
Animal Production	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Community Garden																																									
Crop Production																																									
Horticulture																																									
Indoor Crop Production																																									
Support Housing																																									
Urban Farm	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			

1-Refers to 25-2-602 (13-2-225); 2-Refers to 25-2-622 (13-2-226); 3-Refers to Subchapter B, Art. 2, Div 5; 4 Refers to 25-2-624 (13-2-227); 5-Refers to 25-2-803 (13-2-233); 6-Subject to 25-2-805 (13-2-224); 7-Subject to 25-2-839 (13-2-235 & 13-2-273); 8-Refers to 25-2-842; 9-Refers to 25-2-863; 10-Subject to 25-2-177 & 25-2-650; 11-Subject to 25-2-587 (D); 12-Subject to 25-2-816; 13-Permitted in MU and V combining districts, subject to 25-2, Subchapter E, Art. 4, Subsec. 4.2.1 C; 14-Refers to 25-6-501; 15-Refers to 25-2-817; 16-Refers to 25-2-811.

PC - Permitted in the district, but under some circumstances may be conditional; CP - Conditional in the district, but under some circumstances may be permitted

D1+2

ZONING USE SUMMARY TABLE (LAND DEVELOPMENT CODE)

P = Permitted Use C = Conditional Use Permit -- = Not Permitted

CIVIC USES	LA	RR	SF-1	SF-2	SF-3	SF-4A	SF-4B	SF-5	SF-6	MF-1	MF-2	MF-3	MF-4	MF-5	MF-6	MH	NO	LO	GO	CR	LR	GR	L	CBD	DMU	W/LD	CS	CS-1	CH	IP	MI	LI	R&D	DR	AV	AG	PUD	P			
Administrative Services																																									
Aviation Facilities																																									
Camp																																									
Cemetery																																									
Club or Lodge																																									
College and University Facilities																																									
Communication Service Facilities																																									
Community Events																																									
Community Recreation (Private)																																									
Community Recreation (Public)																																									
Congregate Living																																									
Convalescent Services																																									
Convention Center																																									
Counseling Services																																									
Cultural Services																																									
Day Care Services (Commercial)																																									
Day Care Services (General)																																									
Day Care Services (Limited)																																									
Detention Facilities																																									
Employee Recreation																																									
Family Home																																									
Group Home, Class I (General)																																									
Group Home, Class I (Limited)																																									
Group Home, Class II																																									
Guidance Services																																									
Hospital Services (General)																																									
Hospital Services (Limited)																																									
Local Utility Services																																									
Maintenance and Service Facilities																																									
Major Public Facilities																																									
Major Utility Facilities																																									
Military Installations																																									
Park and Recreation Services (General)																																									
Park and Recreation Services (Special)																																									
Postal Facilities																																									
Private Primary Educational Facilities																																									
Private Secondary Educational Facilities																																									
Public Primary Educational Facilities																																									
Public Secondary Educational Facilities																																									
Railroad Facilities																																									
Religious Assembly																																									
Residential Treatment																																									
Safety Services																																									
Telecommunication Tower ⁷																																									
Transitional Housing																																									
Transportation Terminal																																									
All other Civic Uses																																									

1-Refers to 25-2-602 (13-2-225); 2-Refers to 25-2-622 (13-2-226); 3-Refers to Subchapter B, Art. 2, Div 5; 4 Refers to 25-2-624 (13-2-227); 5-Refers to 25-2-803 (13-2-233); 6-Subject to 25-2-805 (13-2-224); 7-Subject to 25-2-839 (13-2-235 & 13-2-273); 8-Refers to 25-2-842; 9-Refers to 25-2-863; 10-Subject to 25-2-177 & 25-2-650; 11-Subject to 25-2-587 (D); 12-Subject to 25-2-816. 13-Permitted in MU and V combining districts, subject to 25-2, Subchapter E, Art. 4, Subsec. 4.2.1.C; 14-Refers to 25-6-501; 15-Refers to 25-2-817; 16-Refers to 25-2-811.
 PC - Permitted in the district, but under some circumstances may be conditional; CP - Conditional in the district, but under some circumstances may be permitted

Standard Land Uses and Map Designations

D1+2/4

	Land Use	Definition	Typical Zoning*	Color
Residential	Rural Residential	The designation for low-density residential areas that are not suitable or desirable for urban development, generally at densities of one unit per acre or less.	RR, LA	Pale Yellow
	Single Family	Single family detached, or two family residential uses at typical urban and/or suburban densities.	SF-1, SF-2, SF-3	Yellow
	Urban Single Family	Single family detached, small-lot single family, or two family residential uses at urban densities.	SF-4A and SF-4B	Yellow with Black Stipple
	Higher-Density Single Family	Single-family housing, generally up to 15 units per acre, which includes townhouses and condominiums as well as traditional small-lot single family.	SF-5, SF-6 and MH	Goldenrod
	Mixed Residential	An area with a variety of different housing types, including single-family residential, townhouses, duplexes, apartments, and limited neighborhood-serving retail. Single-family residential should comprise at least half of a mixed residential area.	SF-3, SF-4, SF-5, SF-6, MF-1, MF-2, MF-3, MF-4, MF-5, MF-6	Salmon
	Multifamily	Higher-density housing with 3 or more units on one lot.	MF-1, MF-2, MF-3, MF-4, MF-5, MF-6 and MH	Orange
Mixed Use	Neighborhood Mixed Use	An area that is appropriate for a mix of neighborhood commercial (small-scale retail or offices, professional services, convenience retail, and shopfront retail that serve a market at a neighborhood scale) and small to medium-density residential uses.	NO-MU, LO-MU, LR-MU (see note for vertical mixed use building "V" designation)	Brown w/ White Stipple
	Mixed Use/Office	An area that is appropriate for a mix of residential and office uses.	NO-MU, LO-MU and GO-MU (see note for vertical mixed use building "V" designation)	Reddish Brown
	Mixed Use	An area that is appropriate for a mix of residential and non-residential uses.	NO-MU, LO-MU, GO-MU, LR-MU, GR-MU, CS-MU, CS-1-MU (see note for vertical mixed use "V" designation)	Brown
	High Density Mixed Use	An area that is appropriate for a mix of residential and non-residential uses with floor-to-area ratios of 3.0 or higher.	CH, DMU, CBD (see note for vertical mixed use "V" designation)	Dark Brown
Commercial/Industrial	Office	An area that provides for office uses as a transition from residential to commercial uses, or for large planned office areas. Permitted uses included business, professional, and financial offices as well as offices for individuals and non-profit organizations.	NO, LO, GO	Pink
	Neighborhood Commercial	Lots or parcels containing small-scale retail or offices, professional services, convenience retail, and shopfront retail that serve a market at a neighborhood scale.	NO, LO, LR	Red w/ White Stipple
	Commercial	Lots or parcels containing retail sales, services, hotel/motels and all recreational services that are predominantly privately owned and operated for profit (for example, theaters and bowling alleys). Included are private institutional uses (convalescent homes and rest homes in which medical or surgical services are not a main function of the institution), but not hospitals.	LR, GR, CS, CS-1, CH, W/LO	Red
	Industry	Areas reserved for manufacturing and related uses that provide employment but are generally not compatible with other areas with lower intensity use. Industry includes general warehousing, research and development, and storage of hazardous materials.	IP, MI, LI, R&D, W/LO	Purple

Standard Land Uses and Map Designations

D 1 + 2 / 4

	Land Use	Definition	Typical Zoning*	Color
Civic/Open Space	Environmental Conservation	Areas intended to be protected from development, including areas in the Drinking Water Protection zone, locations of critical environmental features, and areas where public services or facilities are not available.	P, DR, RR	Blue-Green
	Recreation & Open Space	This category allows large public parks and recreation areas such as public and private golf courses, trails and easements, drainage-ways and detention basins, and any other public usage of large areas on permanent open land.	Varies	Green
	Civic	Any site for public or semi-public facilities, including governmental offices, police and fire facilities, hospitals, and public and private schools. Includes major religious facilities and other religious activities that are of a different type and scale than surrounding uses.	Varies (Typically P for gov't facilities)	Blue
	Utilities	Land used or dedicated for public and private utilities, including pipelines, utility lines, water and wastewater facilities, substations, and telephone.	P	Dark Grey
Special Purpose	Agriculture	Rural areas used for agricultural purposes, including productive agricultural lands to be preserved for future farming or ranching activities.	AG	Pale Green
	Major Impact Facilities	Facilities that serve community and regional need but have significant impacts on the surrounding area that require special location and compatibility considerations. Major Impact Facilities include airports, stadiums, landfills, resource extraction, and correctional facilities.	P, AV	Dark Purple
	Major Planned Developments	Master-planned developments for large multi-acre tracts that incorporate a wide variety of land uses that may include, but are not limited to, single family and multifamily residential, commercial, and clean industrial.	PUD, PDA	Lavender
	Transportation	Areas dedicated to vehicle, air, or rail transportation. These include existing and platted streets, planned and dedicated rights-of-way, and rail and rail facilities.	ROW	Grey
	Water	Any public waters, including lakes, rivers, and creeks.	—	Light Blue

*Indicates zoning categories usually found in these land use designations. Not an exhaustive list of all zoning categories allowed in each land use. Refer to "Land Use and Zoning Matrix" for a complete list of zoning districts permitted in each land use category.

Note 1: The vertical mixed use building (V) designation is permitted in Mixed Use Future Land Use categories in combination with commercially zoned properties (1) along a Core Transit Corridor; or (2) in conjunction with the (MU) combining district.

Note 2: Refer to the Appendix of the Oak Hill Combined Neighborhood Plan for the Council amended Standard Land Use table.

	Map Designation	Definition	Regulating Plans	Color
Other	Specific Regulating District	This map designation is intended for areas that have an adopted regulating plan. This district will be identified on the Future Land Use Map, but is not considered a typical land use category. The purpose of this designation is to make the user aware of the Regulating Plan and that it should be reviewed for development regulations.	1. Plaza Saltillo TOD Station Area Plan 2. Martin Luther King (MLK) Boulevard TOD Station Area Plan 3. Lamar/Justin TOD Station Area Plan	Dark Olive w/ White Stipple