

Kazi Corridor Transitions Directive

		← Distance from Corridor →																		
Tier	Regional	Community	Neighborhood	Gentrifying	Rural	CORRIDOR	Block 1		< 60' ROW	Block 2		< 60' ROW - 1/8 mile	Block 3		< 60' ROW	Block 4		< 60' ROW - 1/4 mile	Block 5	
							Lot 1	Lot 2		Lot 1	Lot 2		Lot 1	Lot 2		Lot 1	Lot 2		Lot 1	Lot 2
8	IA						MS2B/MS3B	MS2B		RM4A 60/80	RM2B 40/55		RM 40	R4		R3	R3		R2	R2
7							MS2B/MS3B	RM4A		RM2B	RM1B/RM2A		RM 35/45	R4		R3	R3		R2	R2
6		Comm					MS2B/MS3B	RM2B		R4B	R4B/R3		R2++	R2++		R2++	R2++		R2	R2
5			Comm				MS1B	RM1A		R4B/R3	R3		R4	R3		R3	R2++		R2	R2
4							RM2B	R4D		R4	R3		R3	R3		R2++	R2++		R2	R2
3							MU1A/R4	R3		R2++	R2++		R2++	R2++		R2++	R2++		R2	R2
2							MS2B/MS3B	RM1C		R2++	R2++		R2++	R2++		R2++	R2++		R2	R2
1							RM1C	RM1C		R2++	R2++		R2++	R2++		R2++	R2++		R2	R2

Block 2 and on are guidance for the future

Staff to use the assigned spectrum of Corridor Zones applicable to each corridor type to develop maps based on the following criteria:

- Using the Corridor type tab, identify the corridor as Regional, Community, or Neighborhood.
- Apply the a mix of zone on the corridor based on its corridor type and the chart above. No less than 1/3 of developable land area shall be the highest intensity T-type, and no more than 1/3 of developable land area shall be the lowest intensity T-type. Developable land area shall be exclusive of Critical Water Quality Zones, Floodplain, publicly owned land, parks, greenbelts, and other areas unsuitable for development or redevelopment. Don't decrease beyond the draft 3 entitlements. Use the appropriate zone based on the height above and the right zone based on amendments made to draft 3 at Planning Commission.
- If segments of corridors in census tracts are identified as "Dynamic," "Early: Type 1," and "Susceptible" and beyond in the Gentrification Study Map, they shall be zoned as "Gentrifying." Downzone if the census tract is "Early: Type 1" and "Susceptible," but don't decrease entitlements if "Dynamic."

Regional	used across town traffic; predominantly commercial; higher traffic speeds
Community	used between multiple neighborhoods; intermittent to significant commercial presence; mix of lot sizes
Neighborhood	used primarily by neighbors; very light commercial or smaller scale commercial; slower speeds
Rural	used for primarily undeveloped areas with low density mix of uses; significant vacant or ag land