



FERDALE

Community and Economic Development – Staff Report

REQUEST	P-1 Districts - Zoning Map Amendment Approval
STAFF	Justin Lyons, Planning Manager
ORDINANCE	Article VII. Parking Districts
ATTACHMENTS	Existing Zoning Map (link) Future Land Use Map (link) Parcel List

Request Notes

- Staff is proposing 61 parcels that are currently zoned P-1 (Vehicular Parking) to be rezoned to zoning districts as recommended in the Future Land Use map in the Master Plan.
- Zoning map amendments are reviewed by the Planning Commission at a public hearing, prior to a public hearing and final consideration by City Council.
- There are four (4) potential motions to consider due to the number of parcels and zoning districts involved.

Summary

Staff has been preparing amendments to several ordinances in conjunction with the adoption of the 2017 update to the City's Master Plan. The next ordinance prioritized by staff based on Planning Commission feedback is evaluation of the P-1 (Vehicular Parking) zoning district. Since at least 2018, the P-1 district was intended to supplement parking for businesses and transition between commercial. However, a lot of those parcels did not get developed as parking and the prescribed single-use zoning has been restrictive in recent years. The City's commitment to increasing transportation options, planning for existing and future transit on Woodward Ave, and increasing housing options, are reasons the current zoning seems to be in conflict with City goals. There are four (4) potential motions to consider due to the number of parcels and zoning districts involved.

Master Plan Review (L4.2.)

As part of the Land Use section of the plan, action L4.2 recommends the City consider revising the P-1 district standards and reevaluate its application. Page 59 outlined recommendations for the City to consider.

1. **Permit residential dwellings** (multifamily, two-family, single-family) to ensure current uses can continue and be redeveloped in the future, increase compatibility with adjacent residential, protect property values, and increase flexibility of use within the regulation.
2. **Permit off-street parking in P-1, subject to design standards, for:**
 - a. Accessory use to a principal use
 - b. Primary use for public parking
3. **Enhance design standards for off-street parking areas to ensure:**
 - a. Access is maintained from the alley where one is present to prevent additional curb cuts on residential streets.
 - b. Lighting does not adversely affect adjacent properties and residential units or spill into the dark night sky (see L5.4).
 - c. Parking is the only activity on the site, requiring trash and loading activities to take place on the principal site.
 - d. Landscaping, screening, and drainage are in accordance with zoning standards
4. **Review the zoning map** on a parcel-by-parcel basis to determine if P-1 is still an appropriate

classification for the site.

The City amended ordinances related to exterior lighting, landscaping, and screening in recent years to accomplish actions in the Master Plan. The City is currently working on access management and stormwater management ordinance amendments to align with the recommendations from the Master Plan. After reviewing P-1 zoned sites on a parcel-by-parcel basis, staff's current recommendation would be to rezone all P-1 zoned parcels to ensure future parking is not expanded outside of the zoning district. Existing parking lots (accessory or principal) would still be able to exist and make typical modifications (add trees, resurface, restripe, etc.), but would not be able to expand. This would allow for other uses on-site, if land use were to change. Uses that have accessory parking would have to provide parking on-site or request a parking waiver if a site were to be converted to another use.

Land Use Review

Due to the number of parcels in different sections of the City, the land use review is broken into sections by recommended zoning district.

P-1 to R-1 (Single-Family Residential) Parcels

- Three (3) parcels: 25-27-403-025; 25-27-404-027; 25-34-176-024.
- The Future Land Use Map recommends Traditional Residential, which aligns with the R-1 zoning district.
- The existing uses for the three parcels is a single-family dwelling adjacent to the St. James Church, and two surface parking lots along Gainsboro.

P-1 to R-2 (Single/Two-Family Residential) Parcels

- 39 parcels: 25-34-204-007; 25-34-204-008; 25-34-204-009; 25-34-204-036; 25-34-205-004; 25-34-253-003; 25-34-253-004; 25-34-253-022; 25-34-254-008; 25-34-254-009; 25-34-254-030; 25-34-255-012; 25-34-255-013; 25-34-255-024; 25-34-279-003; 25-34-279-004; 25-34-427-071; 25-34-427-003; 25-34-428-067; 25-34-429-003; 25-34-429-004; 25-34-429-032; 25-34-430-054; 25-34-430-028; 25-34-476-009; 25-34-476-010; 25-34-477-006; 25-34-477-007; 25-34-477-024; 25-24-478-006; 25-34-478-020; 25-27-304-025; 25-27-304-026; 25-27-304-052; 25-27-304-053; 25-27-352-007; 25-27-352-008; 25-34-131-051 25-34-251-015.
- The Future Land Use Map recommends Traditional Residential, which aligns with the R-2 zoning district.
- The parcels proposed to be rezoned to R-2 are primarily are located parallel to Woodward Avenue, adjacent to the north/south alleys. There is a mixture of vacant lots, residential dwellings, and surface parking lots.
- This parcel list also includes a site that was recently conditionally rezoned to R-2, 25-34-253-022 (133 University).

P-1 to R-3 (Single/Multiple-Family Residential) Parcels

- 17 parcels: 25-27-381-029; 25-34-202-070; 25-34-202-067; 25-34-202-068; 25-34-203-004; 25-34-203-005; 25-34-203-006; 25-34-203-007; 25-27-352-025; 25-27-352-024; 25-27-376-024; 25-27-377-012; 25-27-377-013; 25-27-376-024; 25-27-377-027; 25-27-377-035; 25-27-377-036.
- The Future Land Use Map recommends Urban Residential, which aligns with the R-3 zoning district.
- The parcels proposed to be rezoned to R-3 are primarily located parallel to Woodward Avenue, adjacent to north/south alleys, and existing uses are surface parking lots and housing.

P-1 to CBD (Central Business District) – Downtown Core subdistrict Parcel

- Two (2) parcels: 25-27-377-043; 25-27-381-028.
- The Future Land Use Map recommends Downtown for both parcels, which aligns with the CBD zoning district and Downtown Core subdistrict.

plan was adopted, the consistency with recent development trends in the area.

- (2) Compatibility of the site's physical, geological, hydrological and other environmental features with the potential uses allowed in the proposed zoning district.
- (3) The compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values.
- (4) The capacity of city infrastructure and services sufficient to accommodate the uses permitted in the requested district without compromising the health, safety and welfare of the city.
- (5) The apparent demand for the types of uses permitted in the requested zoning district in the city in relation to the amount of land in the city currently zoned to accommodate the demand.
- (6) Where a rezoning is reasonable given the above criteria, a determination shall be made that the requested zoning district is more appropriate than another district or than amending the list of permitted or special land uses within a district.

Example Zoning Map Amendment Approval Motion - One

MOTION by _____, seconded by _____, the Planning Commission
RECOMMEND APPROVAL of the zoning map amendments to rezone the parcels listed below from P-1 (Vehicular Parking) to R-1 (Single-Family Residential) to City Council with the following findings:

Findings

1. The parcels to be rezoned from P-1 to R-1 are as follows:
 - a. 25-27-403-025; 25-27-404-027; 25-34-176-024.
2. The Planning Commission held a public hearing on August 7, 2019 to consider zoning map amendments to rezone the parcels from P-1 (Vehicular Parking) to R-1 (Single-Family Residential) districts.
3. The proposed zoning map amendments are consistent with the goals and objectives of the Ferndale Master Plan.
4. The compatibility of all the potential uses allowed in the proposed R-1 zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values.
5. The capacity of city infrastructure and services sufficient to accommodate the uses permitted in the requested district without compromising the health, safety and welfare of the city.
6. The apparent demand for the types of uses permitted in the requested zoning district in the city in relation to the amount of land in the city currently zoned to accommodate the demand.

Example Zoning Map Amendment Approval Motion - Two

MOTION by _____, seconded by _____, the Planning Commission
RECOMMEND APPROVAL of the zoning map amendments to rezone the parcels listed below from P-1 (Vehicular Parking) to R-2 (Single/Two-Family Residential) to City Council with the following findings:

Findings

1. The parcels to be rezoned from P-1 to R-2 are as follows:
 - a. 25-34-204-007; 25-34-204-008; 25-34-204-009; 25-34-204-036; 25-34-205-004; 25-34-253-003; 25-34-253-004; 25-34-253-022; 25-34-254-008; 25-34-254-009; 25-34-254-030; 25-34-255-012; 25-34-255-013; 25-34-255-024; 25-34-279-003; 25-34-279-004; 25-34-427-071; 25-34-427-003; 25-34-428-067; 25-34-429-003; 25-34-429-004; 25-34-429-032; 25-34-430-054; 25-34-430-028; 25-34-476-009; 25-34-476-010; 25-34-477-006; 25-34-477-007; 25-34-477-024; 25-24-478-006; 25-34-478-020; 25-27-304-025; 25-27-304-026; 25-27-304-052; 25-27-304-053; 25-27-352-007; 25-27-352-008; 25-34-131-051 25-34-251-015.

2. The Planning Commission held a public hearing on August 7, 2019 to consider zoning map amendments to rezone the parcels from P-1 (Vehicular Parking) to R-2 (Single/Two-Family Residential) districts.
3. The proposed zoning map amendments are consistent with the goals and objectives of the Ferndale Master Plan.
4. The compatibility of all the potential uses allowed in the proposed R-2 zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values.
5. The capacity of city infrastructure and services sufficient to accommodate the uses permitted in the requested district without compromising the health, safety and welfare of the city.
6. The apparent demand for the types of uses permitted in the requested zoning district in the city in relation to the amount of land in the city currently zoned to accommodate the demand.

Example Zoning Map Amendment Approval Motion - Three

MOTION by _____, seconded by _____, the Planning Commission **RECOMMEND APPROVAL** of the zoning map amendments to rezone the parcels listed below from P-1 (Vehicular Parking) to R-3 (Single/Multi-Family Residential) to City Council with the following findings:

Findings

1. The parcels to be rezoned from P-1 to R-3 are as follows:
 - a. 25-27-381-029; 25-34-202-070; 25-34-202-067; 25-34-202-068; 25-34-203-004; 25-34-203-005; 25-34-203-006; 25-34-203-007; 25-27-352-025; 25-27-352-024; 25-27-376-024; 25-27-377-012; 25-27-377-013; 25-27-376-024; 25-27-377-027; 25-27-377-035; 25-27-377-036.
2. The Planning Commission held a public hearing on August 7, 2019 to consider zoning map amendments to rezone the parcels from P-1 (Vehicular Parking) to R-3 (Single/Multi-Family Residential) districts.
3. The proposed zoning map amendments are consistent with the goals and objectives of the Ferndale Master Plan.
4. The compatibility of all the potential uses allowed in the proposed R-3 zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values.
5. The capacity of city infrastructure and services sufficient to accommodate the uses permitted in the requested district without compromising the health, safety and welfare of the city.
6. The apparent demand for the types of uses permitted in the requested zoning district in the city in relation to the amount of land in the city currently zoned to accommodate the demand.

Example Zoning Map Amendment Approval Motion - Four

MOTION by _____, seconded by _____, the Planning Commission **RECOMMEND APPROVAL** of the zoning map amendments to rezone the parcels listed below from P-1 (Vehicular Parking) to CBD (Central Business District) – Downtown Core to City Council with the following findings:

Findings

1. The parcels to be rezoned from P-1 to CBD (Central Business District) – Downtown Core are as follows:
 - a. 25-27-377-043; 25-27-381-028.
2. The Planning Commission held a public hearing on August 7, 2019 to consider zoning map amendments to rezone the parcels from P-1 (Vehicular Parking) to CBD (Central Business District) – Downtown Core) districts.

3. The proposed zoning map amendments are consistent with the goals and objectives of the Ferndale Master Plan.
4. The compatibility of all the potential uses allowed in the proposed CBD (Central Business District) – Downtown Core zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values.
5. The capacity of city infrastructure and services sufficient to accommodate the uses permitted in the requested district without compromising the health, safety and welfare of the city.
6. The apparent demand for the types of uses permitted in the requested zoning district in the city in relation to the amount of land in the city currently zoned to accommodate the demand.