

2 Regulating Plans

2.0 Introduction

2.0.1 Purpose of Chapter

Chapter 2 establishes four different kinds of planning areas within the Highway 99 Sub-Area based on the existing and desired land uses and character for each area. This chapter sets the design and land use framework for the sub-area by identifying special subdistricts, a range of street types, existing and proposed pedestrian connections, and where improved connectivity is warranted when redevelopment occurs.

2.0.2 Planning Areas

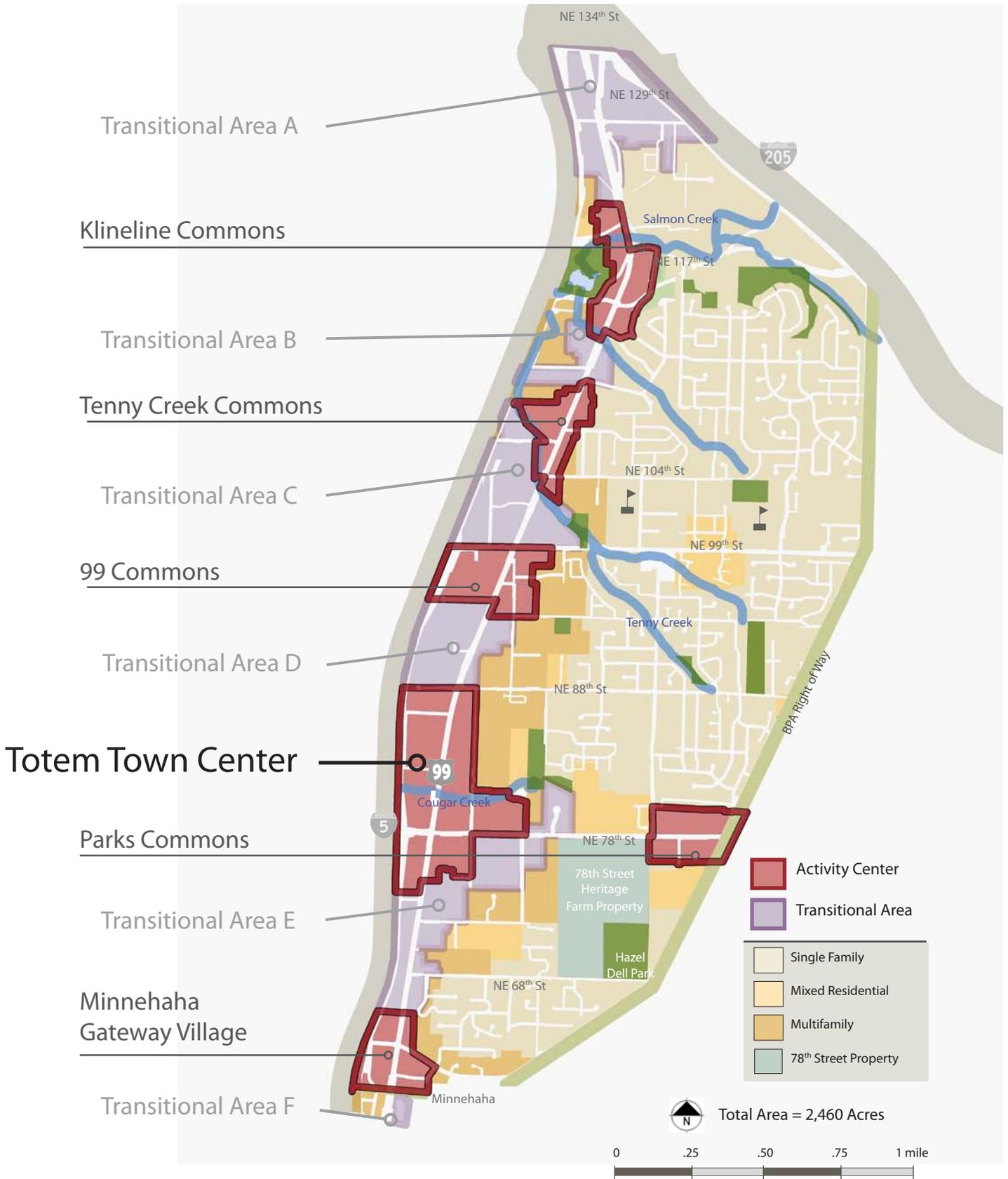
The Sub-Area includes four different types of planning areas: Activity Centers (intended as pedestrian-oriented mixed-use focal points), Transitional Areas (commercial and/or mixed-use areas between the focal points), Residential Areas (including single and multifamily areas), and the 78th Street Heritage Farm Property (a master-planned public facility).

Table 2-1 below identifies each of the nine planning areas within the Highway 99 Sub-Area. The Regulatory Map on the following page illustrates the distribution of Activity Centers, Transitional Areas, Residential Areas, and the 78th Street Heritage Farm Property within the sub-area.

Table 2-1. Index for Regulatory Maps

<u>Planning Area</u>	<u>Section / Page</u>
Activity Center Index	2.1/ page 16
• Klineline Commons	2.1.1/ page 17
• Tenny Creek Commons	2.1.2/ page 18
• 99 Commons	2.1.3/ page 19
• Totem Town Center	2.1.4/ page 20
• Parks Commons	2.1.5/ page 21
• Minnehaha Gateway Village	2.1.6/ page 22
Transitional Areas and Index (6 Maps)	2.2/ page 23 - page 28
Residential Areas and Index (4 Maps)	2.3/ page 29 - page 32
78 th Street Heritage Farm Master Plan Area	2.4/ page 33

2.0.3 Sub-Area Regulatory Map



2.0.4 Components of the Regulatory Maps

Each planning area contains its own regulatory map. These maps include the following components:

- Zoning. The regulatory maps display existing zoning designations as inset maps.
- Overlay Boundaries. The regulatory maps outline the boundaries of each of the six Activity Centers, six Transitional Areas, and three different types of Residential Areas (including Multifamily, Mixed-Residential, and Single Family).
- Height Limits. The regulatory maps designate boundaries for areas within Activity Centers where height restrictions are increased as a bonus or decreased for the neighboring context.
- Street Types. The regulatory maps designate street types which refer to frontage design standards.
- High Visibility Street Corners. The regulatory maps designate corners where specific design requirements need to be followed.

2.0.5 About the Overlays

The following table (Table 2-2) summarizes key use, design and building height provisions for the different overlays. Within the Activity Center Overlay are three sub-categories that relate to different height limits, yet retain the shared intention to emphasize uses and design that attract pedestrian activity. Table 2-3 outlines the differences among the three Activity Center Overlays and lists the planning areas where each height standard applies. See Chapter 4 for details on permitted uses and maximum heights.

Table 2-2. Overlay intentions.

Map Index	Overlay	Intention	Maximum Height ¹
Commercial and Mixed-Use Areas			
	Activity Center	Emphasizes uses and design that attract pedestrian activity	3 to 6 stories See Table 2-3
	Transitional Area	Intended to promote the widest range of uses and greatest flexibility in site design	2 stories ²
	High Visibility Street Corner	Intended to promote significant corners and attract pedestrian activity	See applicable Overlay Maps
Residential Areas			
	Multifamily	Emphasizes multifamily housing types	4 stories
	Mixed Residential	Allows for a range of multifamily and single family housing types	3 stories
	Single Family	Emphasizes single family housing types	2 stories
Other Areas			
	78th Street Property	Intended to implement the adopted Master Plan for this area	2 stories

¹ See Section 4.0.6 and Chapter 10 (“Height, building” definition) for details on how maximum building height is measured.

² For Transitional Areas, three stories are allowed for permitted residential uses (including mixed-use buildings containing residential uses).

Table 2-3. Activity Center Overlay height limits.

Map Index	Activity Center Overlays	Planning Areas	Maximum Height ¹
Commercial and Mixed-Use Areas			
	Activity Center 6	Klinline Commons, 99 Commons, Totem Town Center	6 stories
	Activity Center 4	Tenny Creek Commons, Totem Town Center	4 stories; 6 stories are permitted for vertical mixed-use ²
	Activity Center 3	Parks Commons, Minnehaha Gateway Village	3 stories

¹ See Section 4.0.6 and Chapter 10 (“Height, building” definition) for details on how maximum building height is measured.

² See the definition for vertical mixed-use in Chapter 10 for details.

2.0.6 About the Street Type Designations

The regulatory maps for both the Activity Centers and Transitional Areas designate all streets according to three different types: Storefront, Mixed-Use, and Landscape. These designations refer to different street setback and frontage standards for private development (see Chapter 3 Frontage Type Standards for further details).

Except for Storefront Streets, where non-residential uses are required on the ground floor, the different street types do not dictate permitted uses. Table 2-4 below provides general descriptions of each street type and includes the allowable locations and amount of frontage that can be used for parking per site (see Chapter 4 Overlay Standards and Section 5.5 Parking Standards for further details).

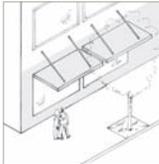
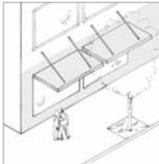
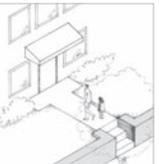
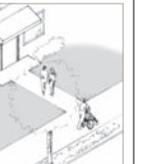
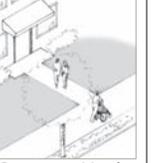
Table 2-4. Street Type descriptions within Activity Centers and Transitional Areas.

Map Index	Street Types	Intention	Setback Range ¹	Parking Location & Maximum Frontage ²
Activity Centers				
	Storefront Street	To emphasize a “Main Street” setting with storefronts along sidewalks	edge of sidewalk	side and rear; 33%
	Mixed-Use Street	To provide for the option of storefronts and other frontage types with landscaped setbacks while limiting parking lots fronting on streets	0’ - 20’	side and rear; 50%
	Landscape Street	To buffer edges of center-area streetscapes with landscape setback requirements	10’ - 20’	
Transitional Areas				
	Mixed-Use Street	To allow flexibility for developers to provide a wide range of development frontages	0’; no max	no locational requirements
	Landscape Street	To emphasize landscape setbacks along streets	20’ min; no max	

¹ See Chapter 3 for further building setback and frontage details.

² See Chapter 4 and Section 5.5.2 for details and departures.

Table 2-5. Permitted frontages and how they relate to Street Types.

Street Type	Permitted Frontages per Street Type, for more details see Chapter 3 Frontage Type Standards						
Storefront Street Permitted Frontages							
	 Storefront	 Fore Court					
Mixed-Use Street Permitted Frontages in Activity Centers and Transitional Areas							
	 Storefront	 Fore Court	 Stoop	 Light Court	 Terraced Yard	 Fenced Yard	 Common Yard
Landscape Street Permitted Frontages in Activity Centers and Transitional Areas							
				 Terraced Yard	 Fenced Yard	 Common Yard	

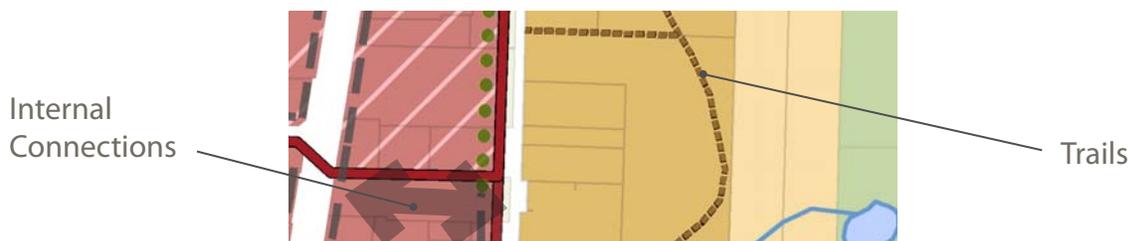
2.0.7 About the Internal Connections

Some regulatory maps for Activity Centers and Transitional Areas delineate “Internal Connections” which are shown as thick arrows (see Figure 2-1 below). These are areas that warrant improved pedestrian and vehicular connectivity, particularly as the area redevelops and density increases. Where internal connection arrows are marked on the regulatory maps, future development must incorporate enhanced pedestrian and vehicular connectivity into the design of the site. Refer to Sections 5.1 (Side/Rear Yard Design Options), Section 5.3 (Internal Pedestrian Access) and 5.4 (Internal Vehicular Access) for guidance on how to achieve the required internal connections.

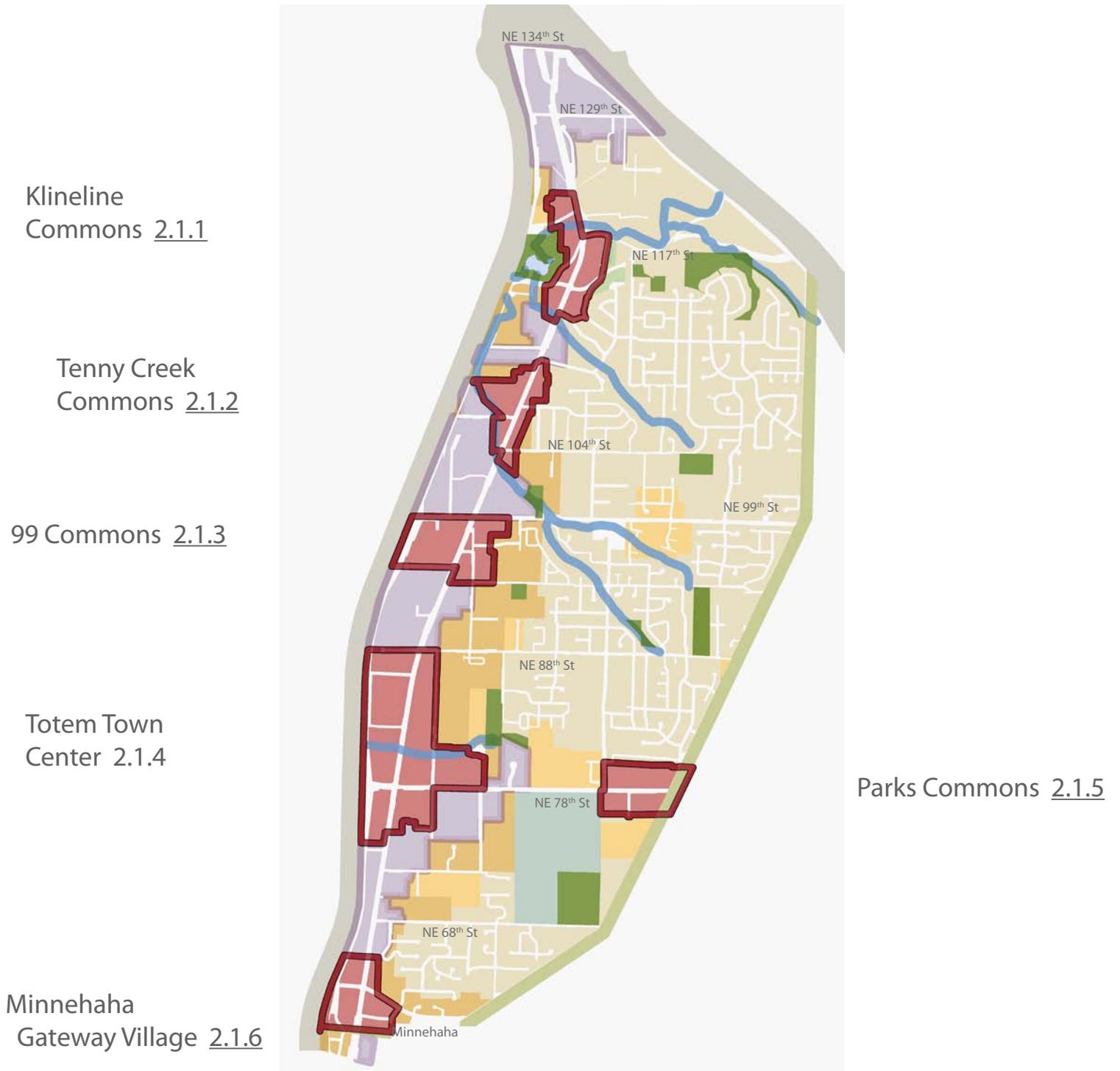
2.0.8 About the Pedestrian Connections

The dashed brown lines shown on the regulatory maps refer to a combination of existing and proposed trails. Details of the types of pathways, applicable design standards, and implementation requirements are provided in Section 9.3 (Trails).

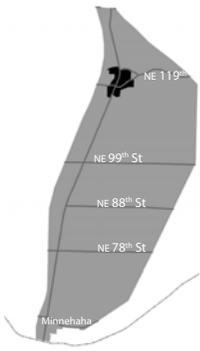
Figure 2-1. How internal connections and pedestrian connections are illustrated on regulatory maps.



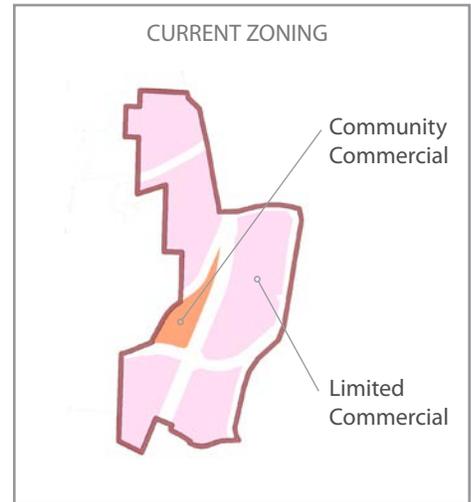
2.1 Activity Center Index



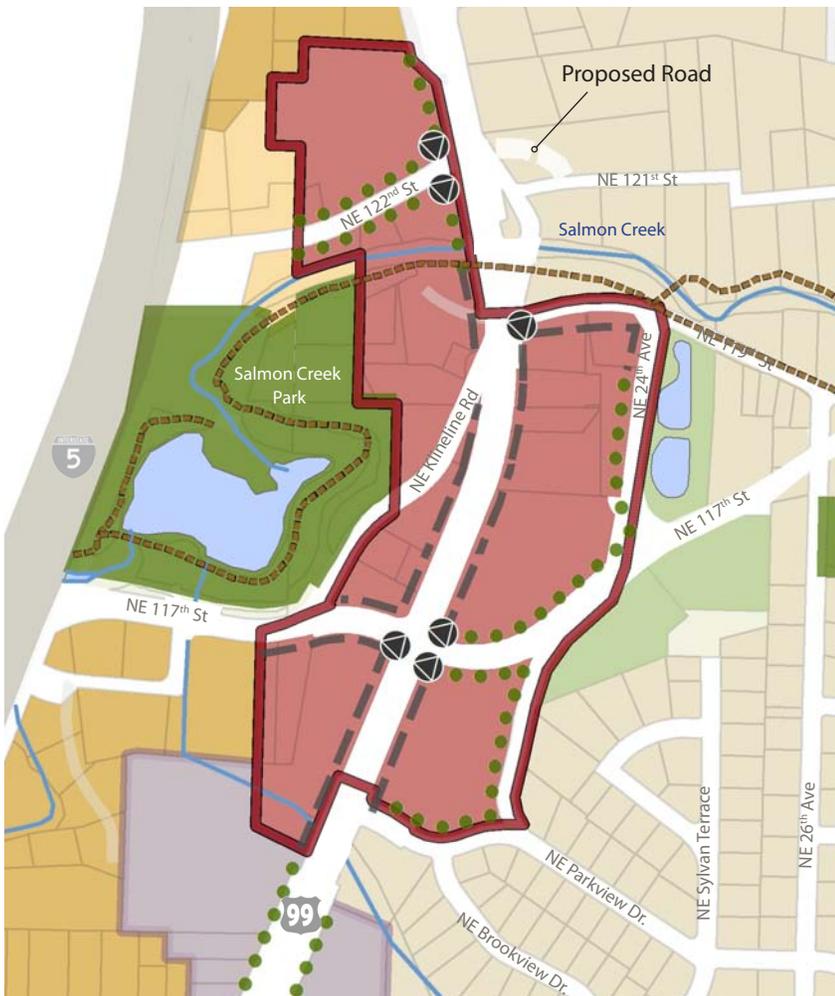
2.1.1 Kline Commons



Kline Commons ties together the neighboring residential areas with the Salmon Creek Greenway Regional Trail system and provides for a variety of local business retail destination. Kline Commons is envisioned as livable, compact groups of commercial, multifamily and mixed-use buildings that take advantage of the area's unique natural features.

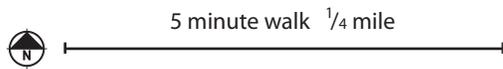


Kline Commons Overlay



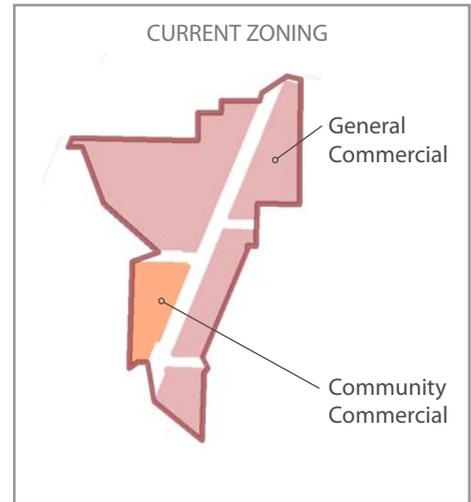
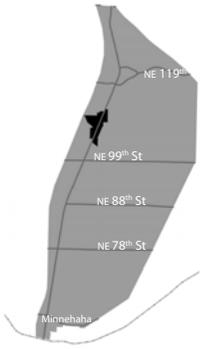
LEGEND

- Activity Center 6 Overlay
6 story height limit
- Mixed-Use Street type
- Landscape Street type
- High Visibility Street Corner
- Internal Connections
- Off-Street Trails (existing & proposed)
- Transitional Overlay
- Single Family Residential
- Mixed Residential
- Multifamily Residential
- Creeks
- Bodies of Water
- Parks
- Other Public Open Space

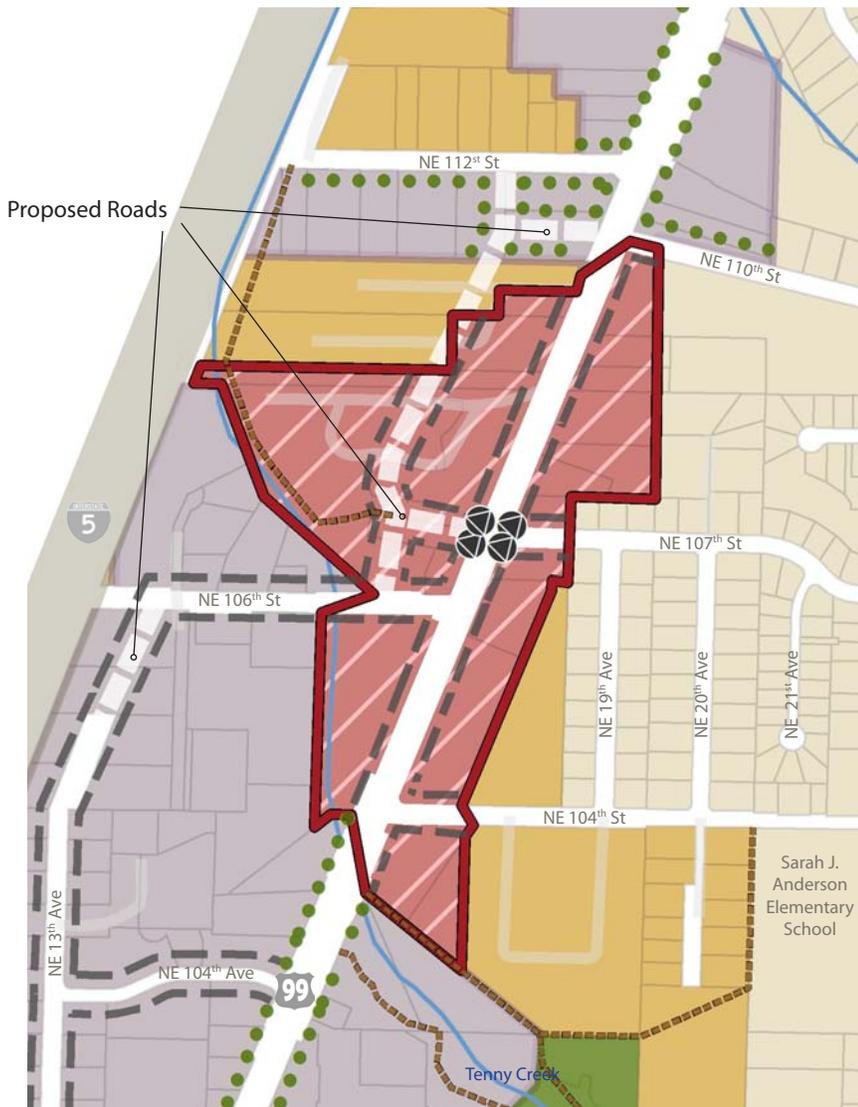


2.1.2 Tenny Creek COMMONS

Tenny Creek Commons is envisioned as a compact neighborhood center emphasizing a variety of multifamily uses and supporting small scale retail uses. Redevelopment will be configured to use Tenny Creek as an amenity and provide enhanced environmental conditions.



Tenny Creek Commons Overlay



LEGEND

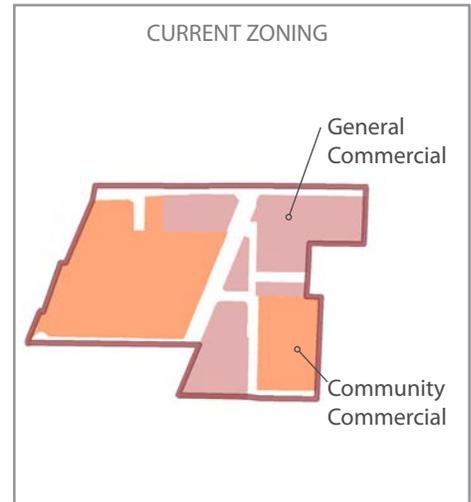
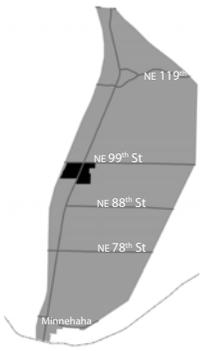
-  Activity Center Overlay 4
4 story height limit*
-  Mixed-Use Street type
-  Landscape Street type

* Six stories are permitted for vertical mixed-use.

-  High Visibility Street Corner
-  Internal Connections
-  Off-Street Trails (existing & proposed)
-  Transitional Overlay
-  Single Family Residential
-  Multifamily Residential
-  Creeks
-  Parks

2.1.3 99 COMMONS

While predominately commercial and auto-oriented now, 99 Commons will evolve more into a compact mixed-use area. Redevelopment will emphasize improved internal circulation and 99 commons will ultimately become more pedestrian and transit-friendly over time.



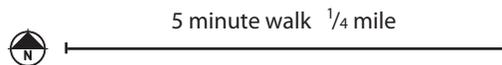
99 Commons Overlay



LEGEND

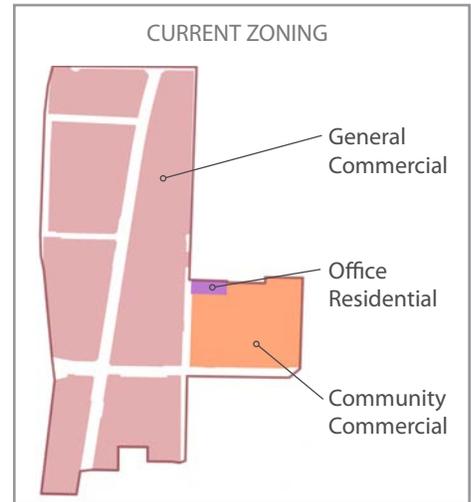
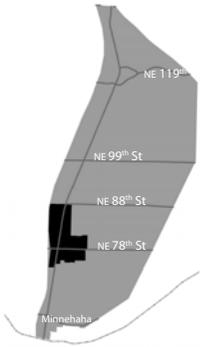
- Activity Center 6 Overlay
6 story height limit
- Mixed-Use Street type
- Landscape Street type

- ◐ High Visibility Street Corner
- Internal Connections
- Off-Street Trails (existing & proposed)
- Transitional Overlay
- Mixed Residential
- Multifamily Residential
- Creeks
- Parks

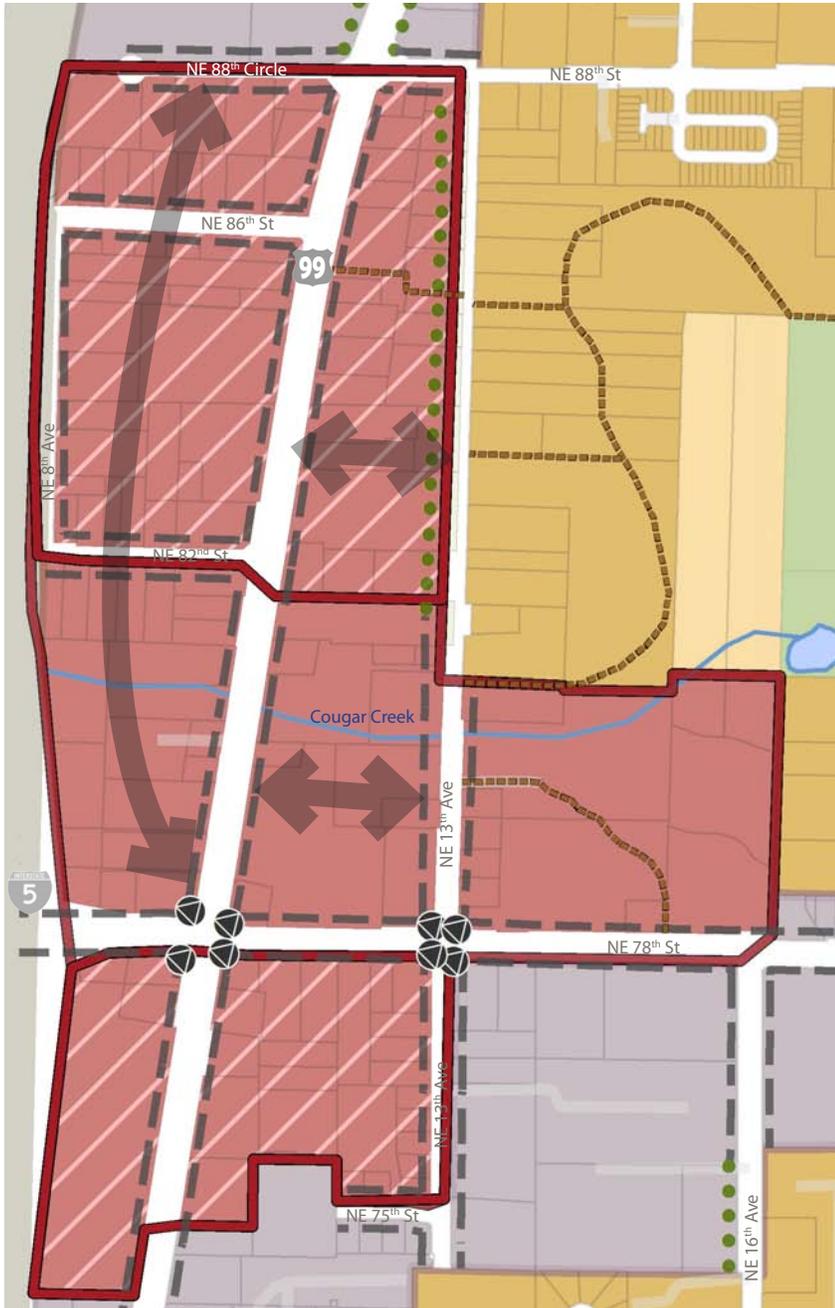


2.1.4 Totem TOWN CENTER

Totem Town Center is centrally located and will serve as the heart of the sub-area with a lively mix of entertainment, restaurant, and retail destinations, offices, and supportive multifamily uses. Future redevelopment will be more compact in form and emphasize pedestrian connectivity and amenities.



Totem Town Center Overlay



LEGEND

- Activity Center 6 Overlay
6 story height limit
- Activity Center 4 Overlay
4 story height limit*
- Mixed-Use Street type
- Landscape Street type

* Six stories are permitted for vertical mixed-use.

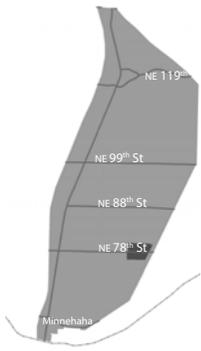
- High Visibility Street Corner
- Internal Connections
- Off-Street Trails (existing & proposed)

- Transitional Overlay
- Mixed Residential
- Multifamily Residential
- Creeks
- Bodies of Water
- Parks
- Other Public Open Space

5 minute walk 1/4 mile



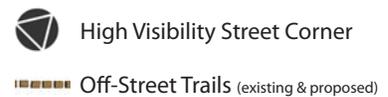
2.1.5 Parks COMMONS



The Parks Commons will evolve into a neighborhood-scaled center emphasizing a mix of local serving retail, small scale offices, and supportive multifamily areas. Future development will take advantage of the Parks Common location between the regional North/South Powerline Trail and historic Clark County Poor Farm.

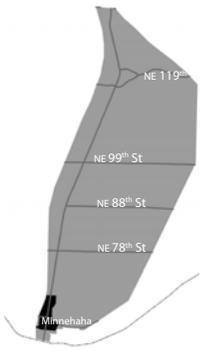


Parks Commons Overlay

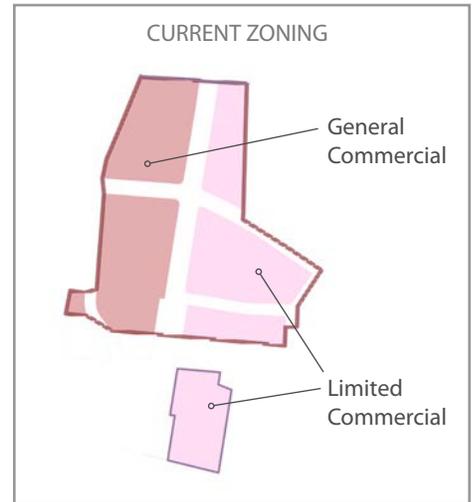


2.1.6 Minnehaha GATEWAY VILLAGE

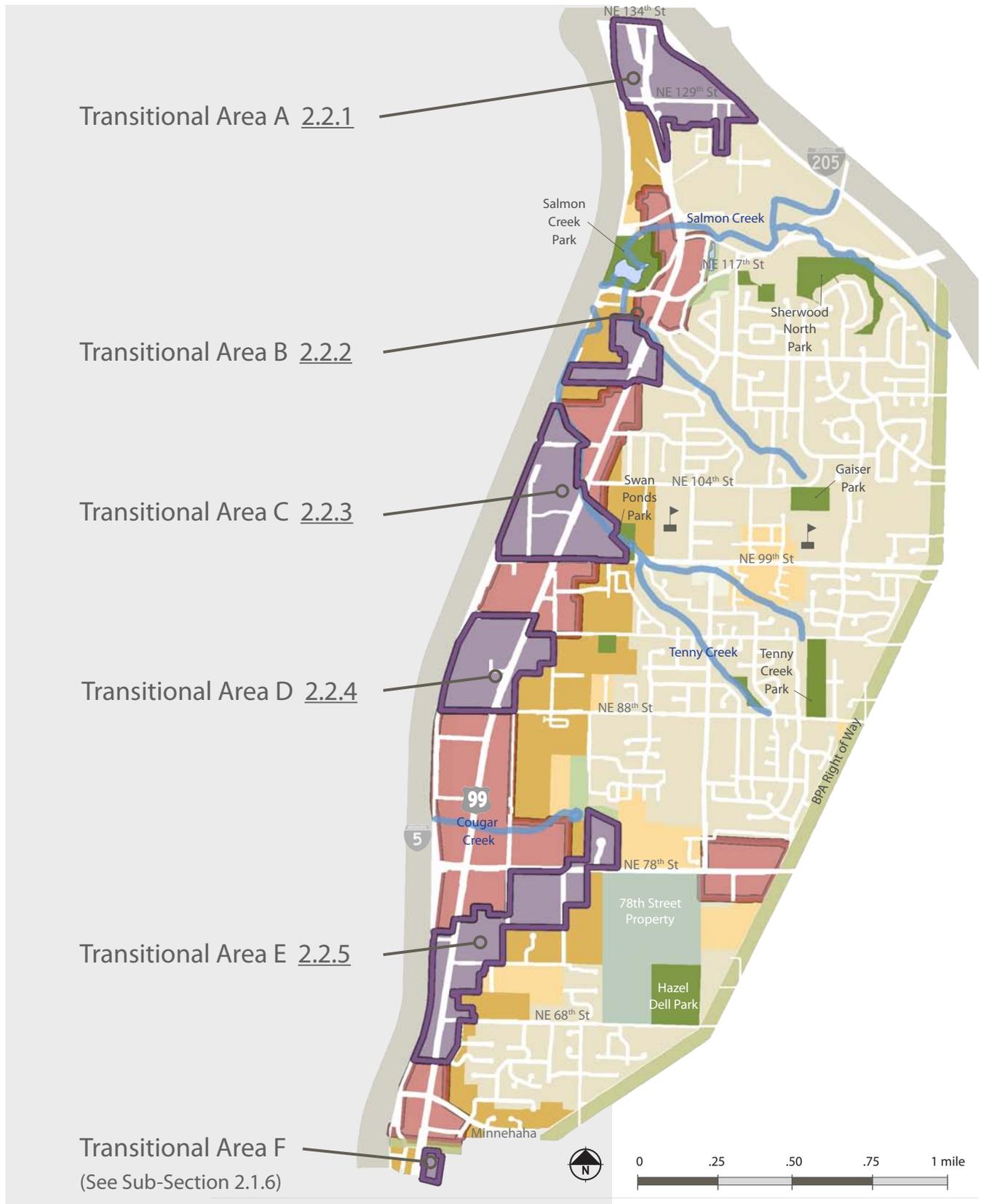
The Minnehaha Gateway Village provides the southern gateway to the Hwy 99 Sub-Area. The commercial center links the surrounding residential areas to the Chelatchie Prairie Rails with Trail trail-head.



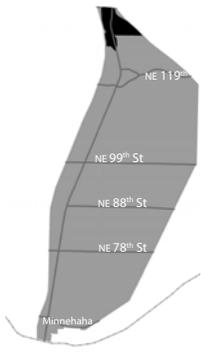
Minnehaha Gateway Village Overlay



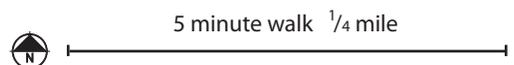
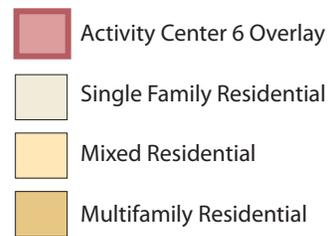
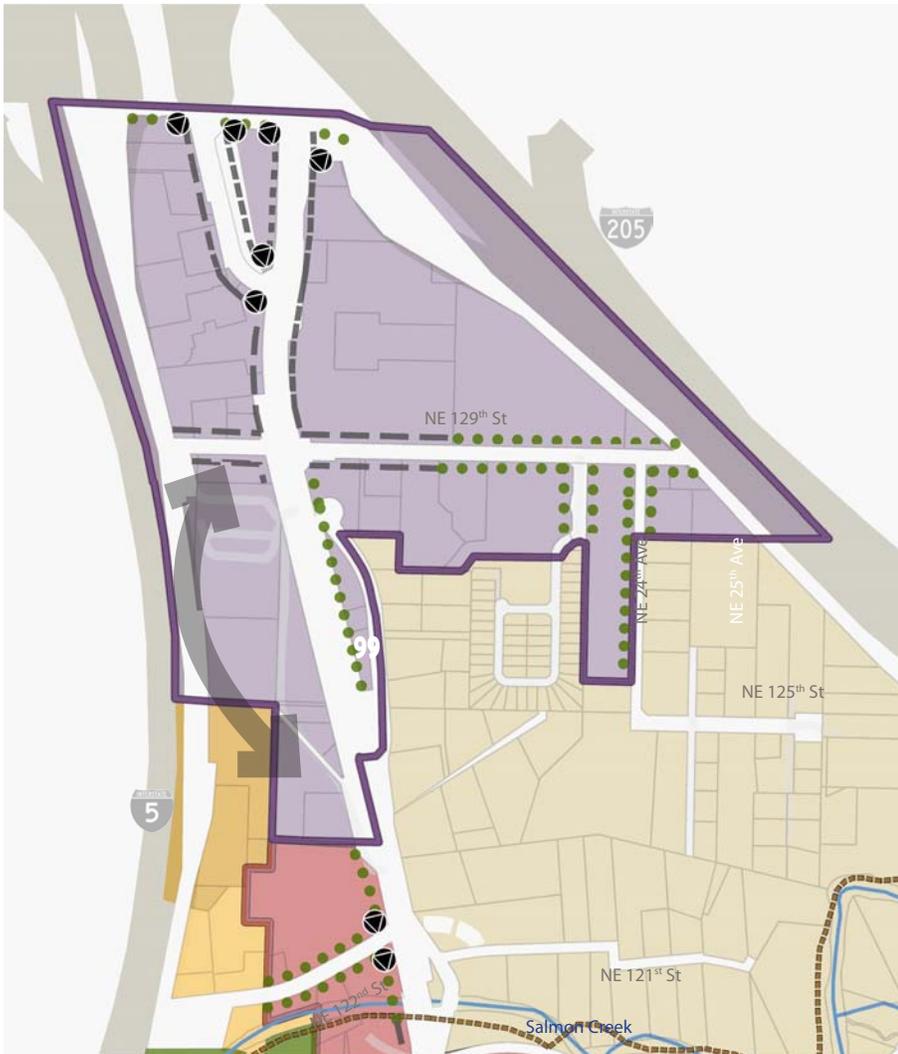
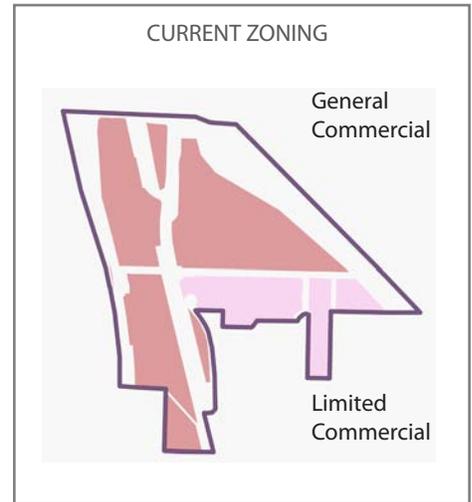
2.2 Transitional Overlay Index



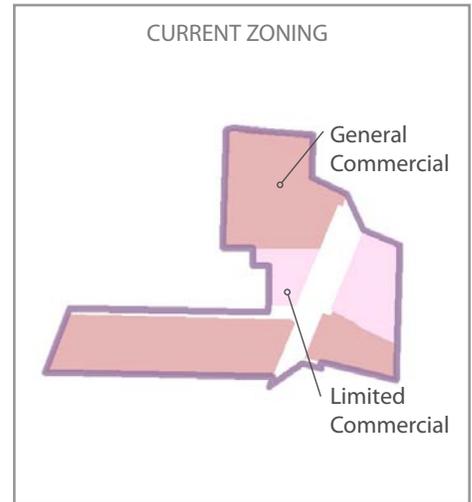
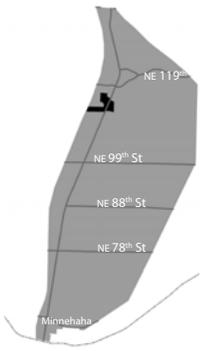
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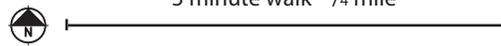
Transitional Overlay



2.2.2 Transitional Area B



Transitional Overlay

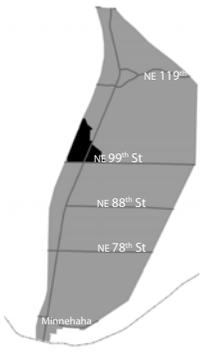


LEGEND

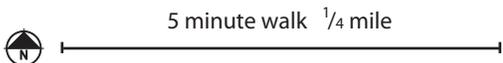
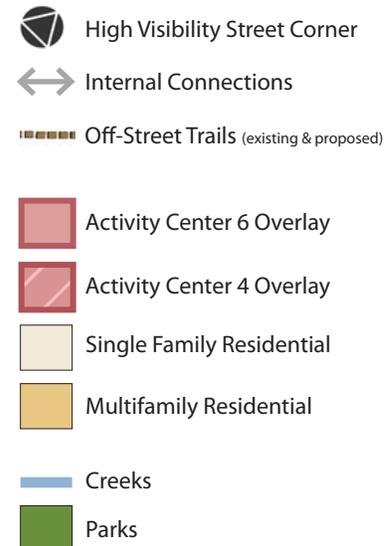
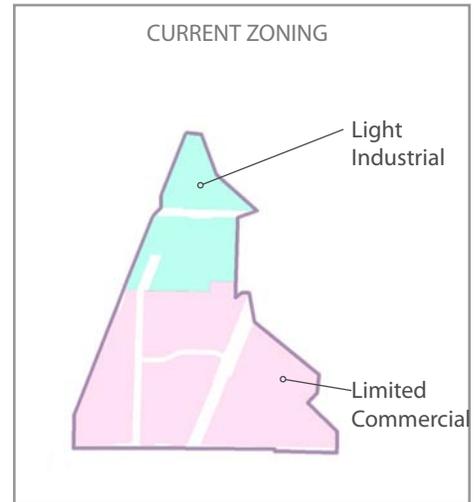
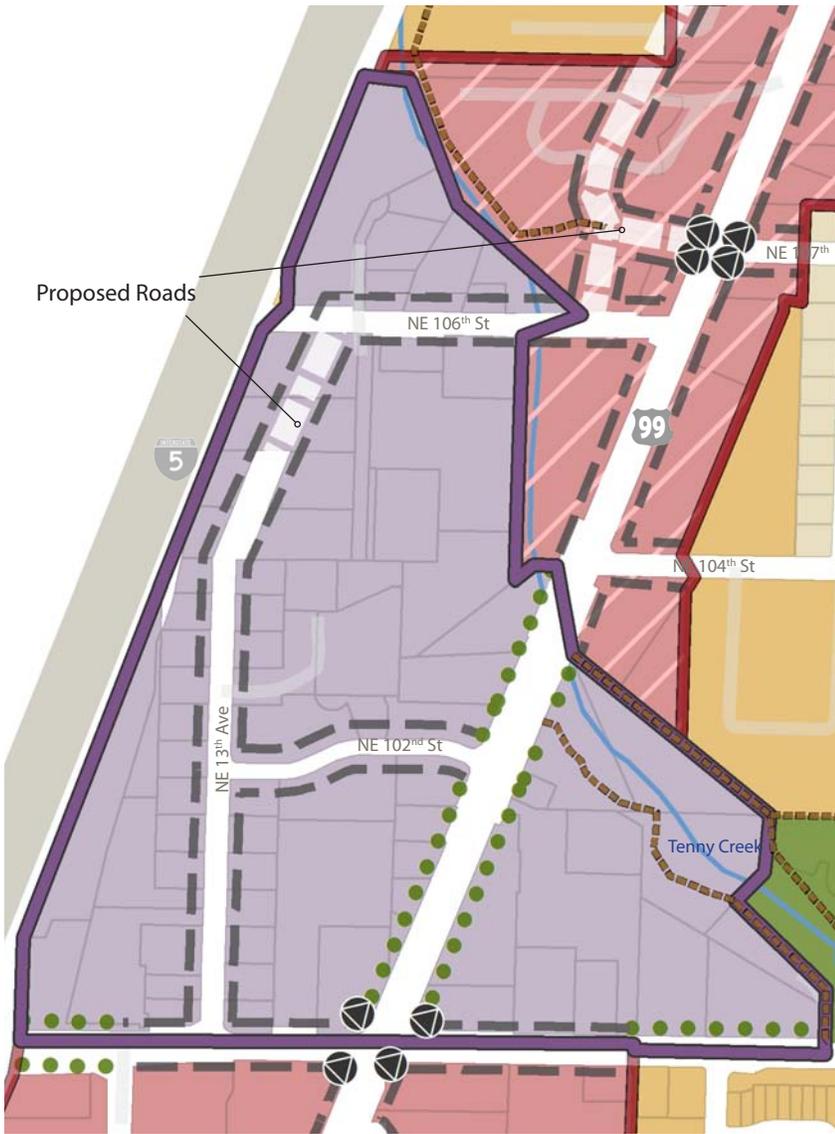
- Transitional Area Overlay
- Mixed-Use Street type
- Landscape Street type

- High Visibility Street Corner
- Internal Connections
- Off-Street Trails (existing & proposed)
- Activity Center 6 Overlay
- Activity Center 4 Overlay
- Single Family Residential
- Multifamily Residential
- Creeks

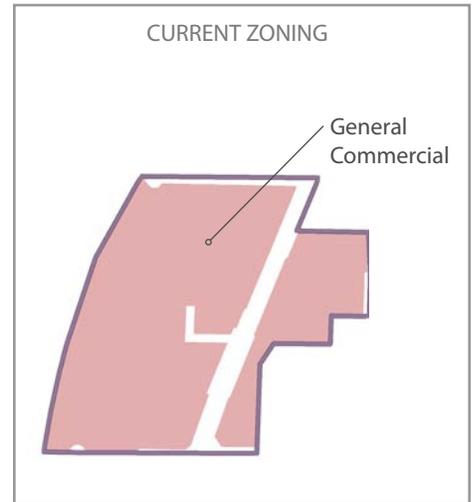
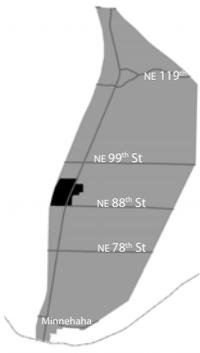
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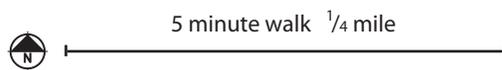
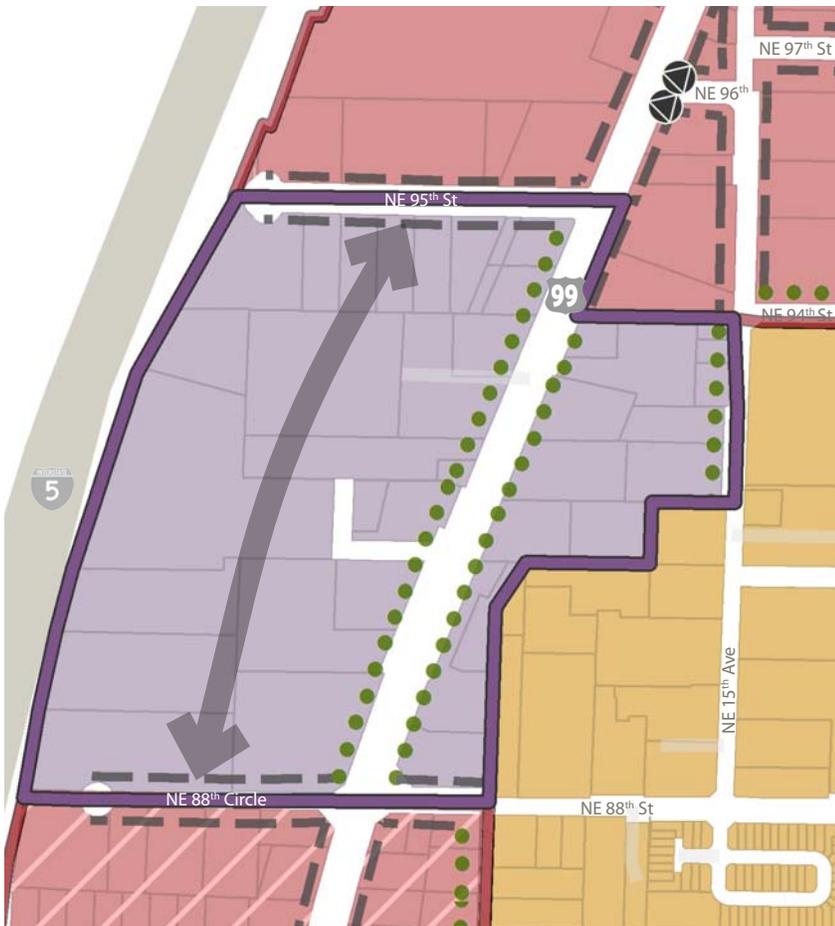
Transitional Overlay



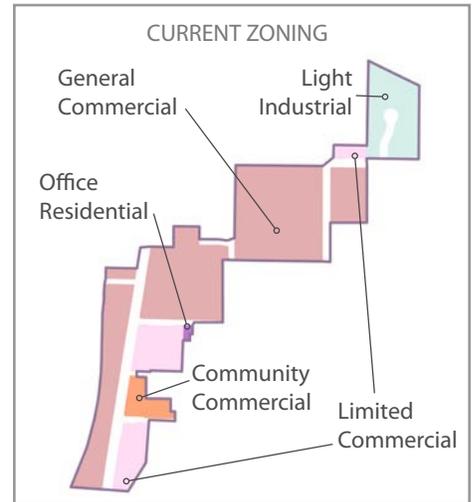
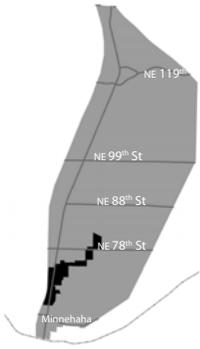
2.2.4 Transitional Area D



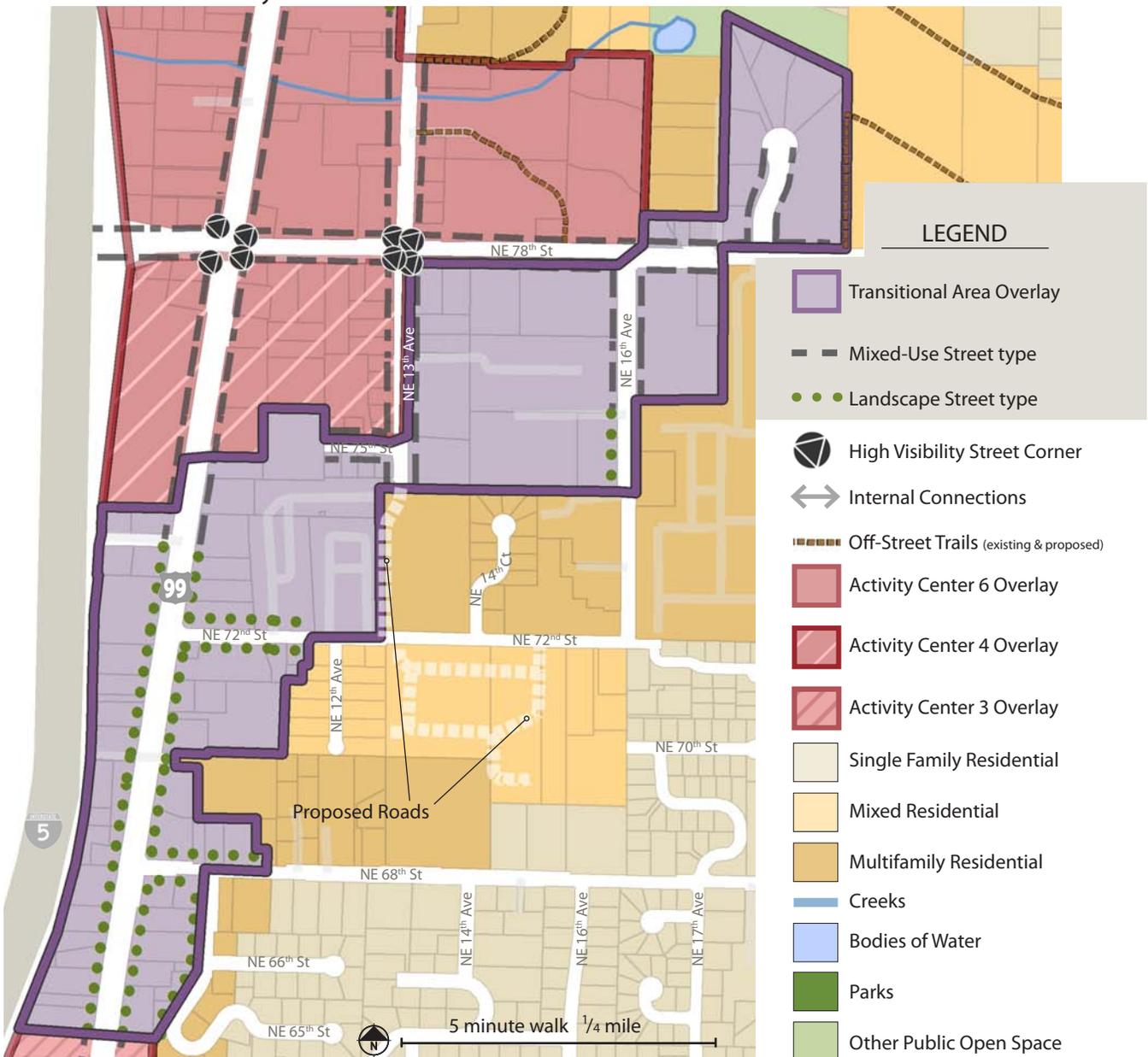
Transitional Overlay



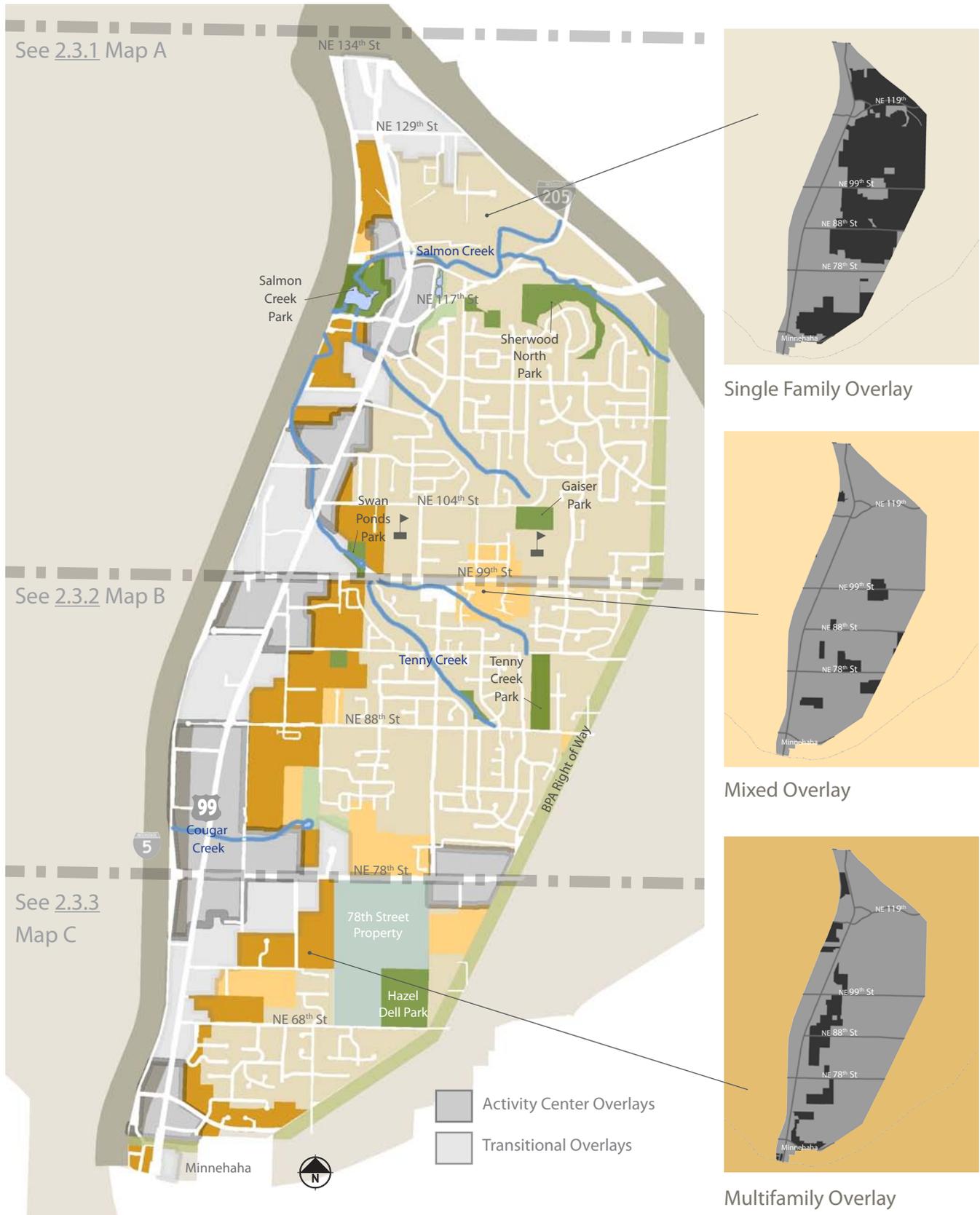
2.2.5 Transitional Area E



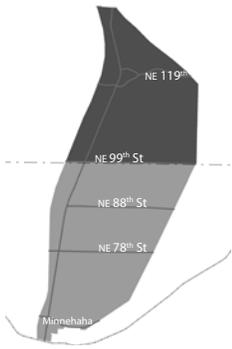
Transitional Overlay



2.3 Residential Overlay Index



2.3.1 Residential Areas: Map A

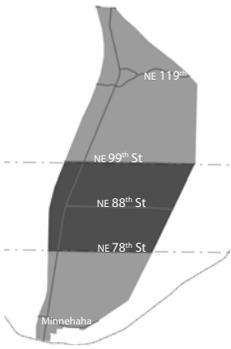


RESIDENTIAL OVERLAYS

- Single Family Residential
- Mixed Residential
- Multifamily Residential



2.3.2 Residential Areas: Map B

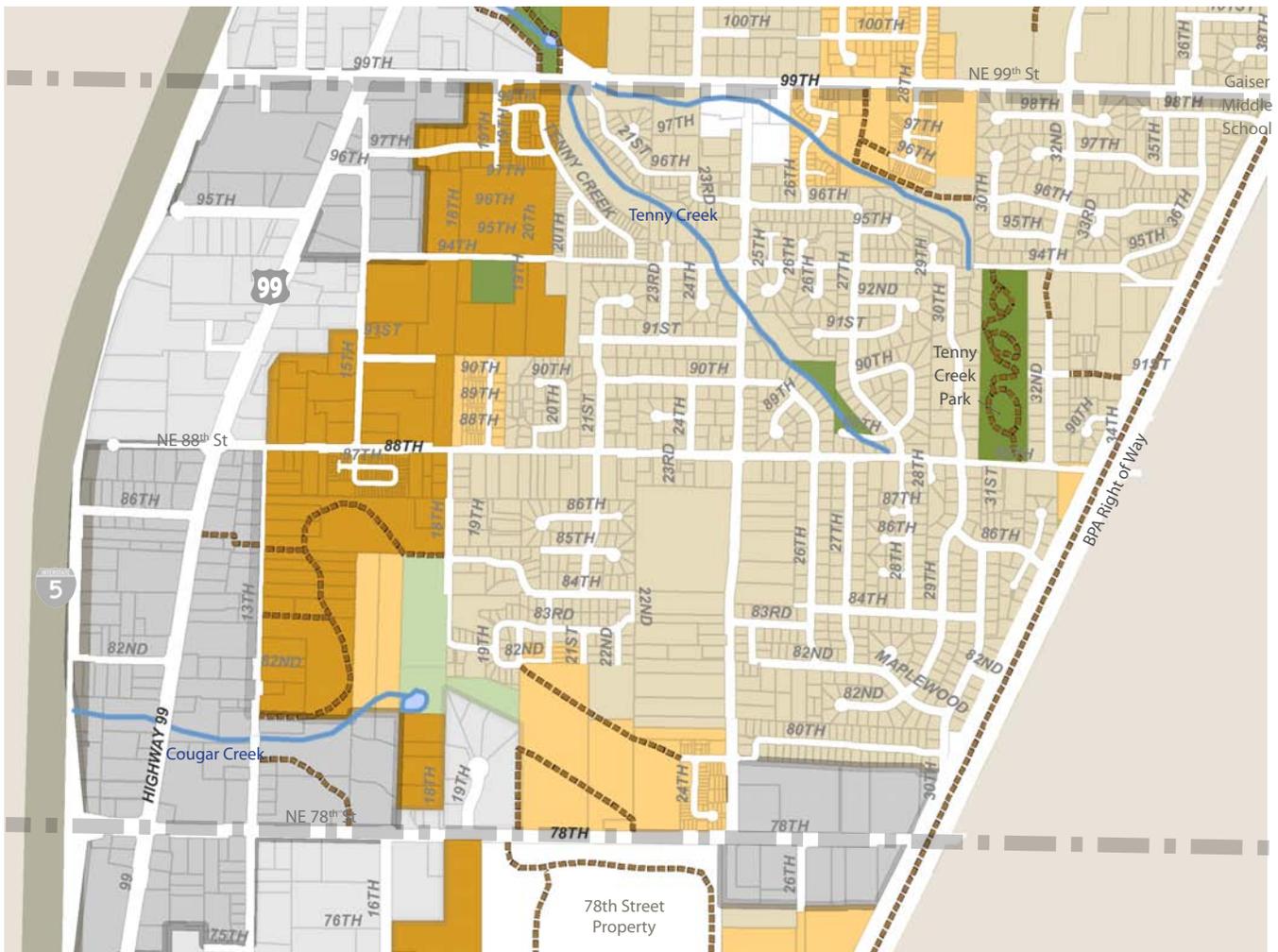


- Off-Street Trails (existing & proposed)
- Creeks
- Bodies of Water
- Parks
- Other Public Open Space
- Activity Center Overlays
- Transitional Overlays

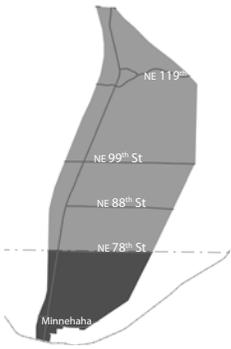
RESIDENTIAL OVERLAYS

- Single Family Residential
- Mixed Residential
- Multifamily Residential

10 minute walk 1/2 mile



2.3.3 Residential Areas: Map C



-  Off-Street Trails (existing & proposed)
-  Creeks
-  Bodies of Water
-  Parks
-  Activity Center Overlays
-  Transitional Overlays

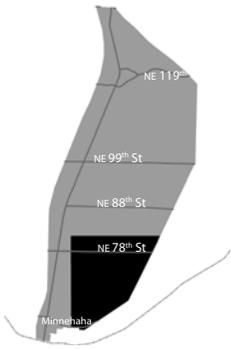
RESIDENTIAL OVERLAYS

-  Single Family Residential
-  Mixed Residential
-  Multifamily Residential

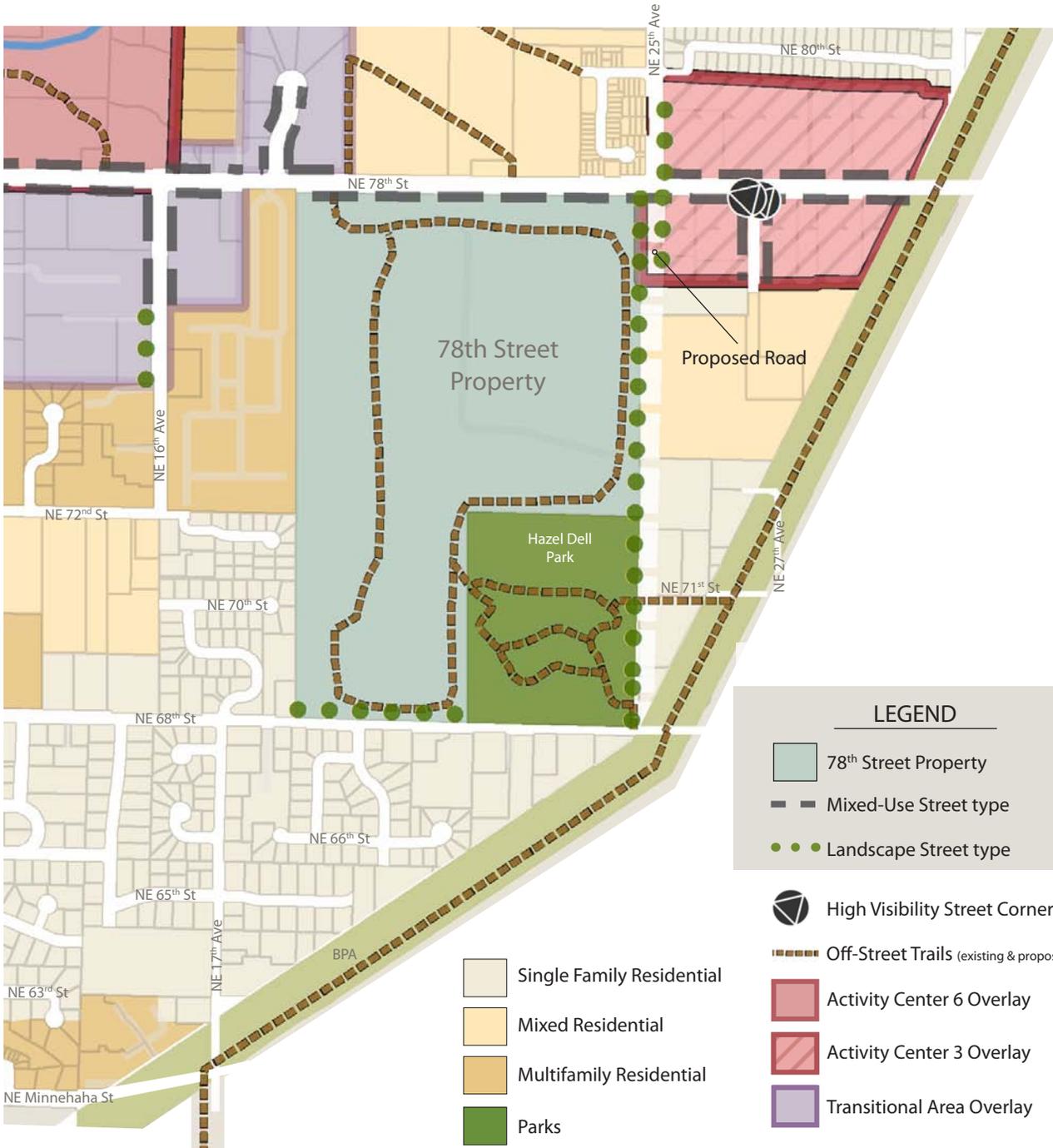


2.4 78th Street Heritage Farm Master Plan Area

The 78th Street Heritage Farm is ideally suited to continue its agricultural legacy while at the same time serving as a regional community asset. The goal for this 78th Street Heritage Farm Master Plan Area is to create a regional hub for farming, agricultural research, community education, historic interpretation and recreation.



10 minute walk 1/2 mile



LEGEND

- 78th Street Property
- Mixed-Use Street type
- Landscape Street type

- High Visibility Street Corner
- Off-Street Trails (existing & proposed)
- Activity Center 6 Overlay
- Activity Center 3 Overlay
- Transitional Area Overlay

- Single Family Residential
- Mixed Residential
- Multifamily Residential
- Parks