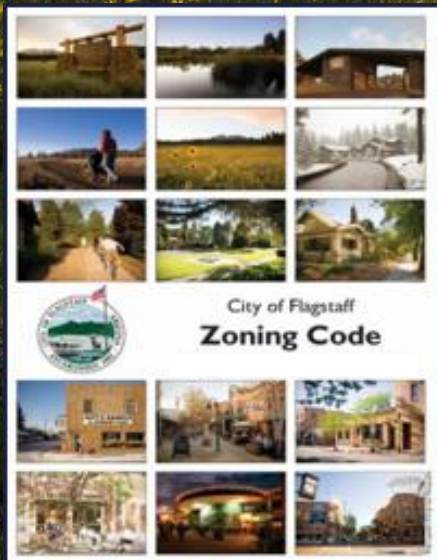


# Neighborhood Community Commercial (NCC) Zone

## Zoning Code Text Amendment



**Dan Symer, AICP**  
**Zoning Code Manager**





# Neighborhood Community Commercial (NCC) Zone

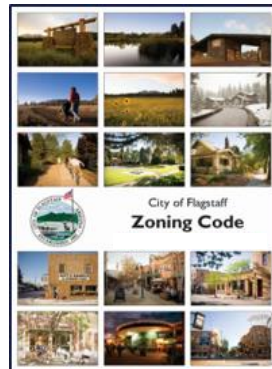
## Reason for the Proposed Zoning Code Text Amendment

### Request:

- **Amend the Zoning Code to create the Neighborhood Community Commercial (Adopt the Neighborhood Community Commercial (NCC) zone**

**Note:** This amendment does not affect the Transect zones

**A property's existing zoning will not be affected by the adoption of the zone**



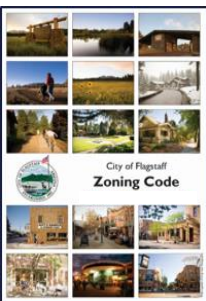


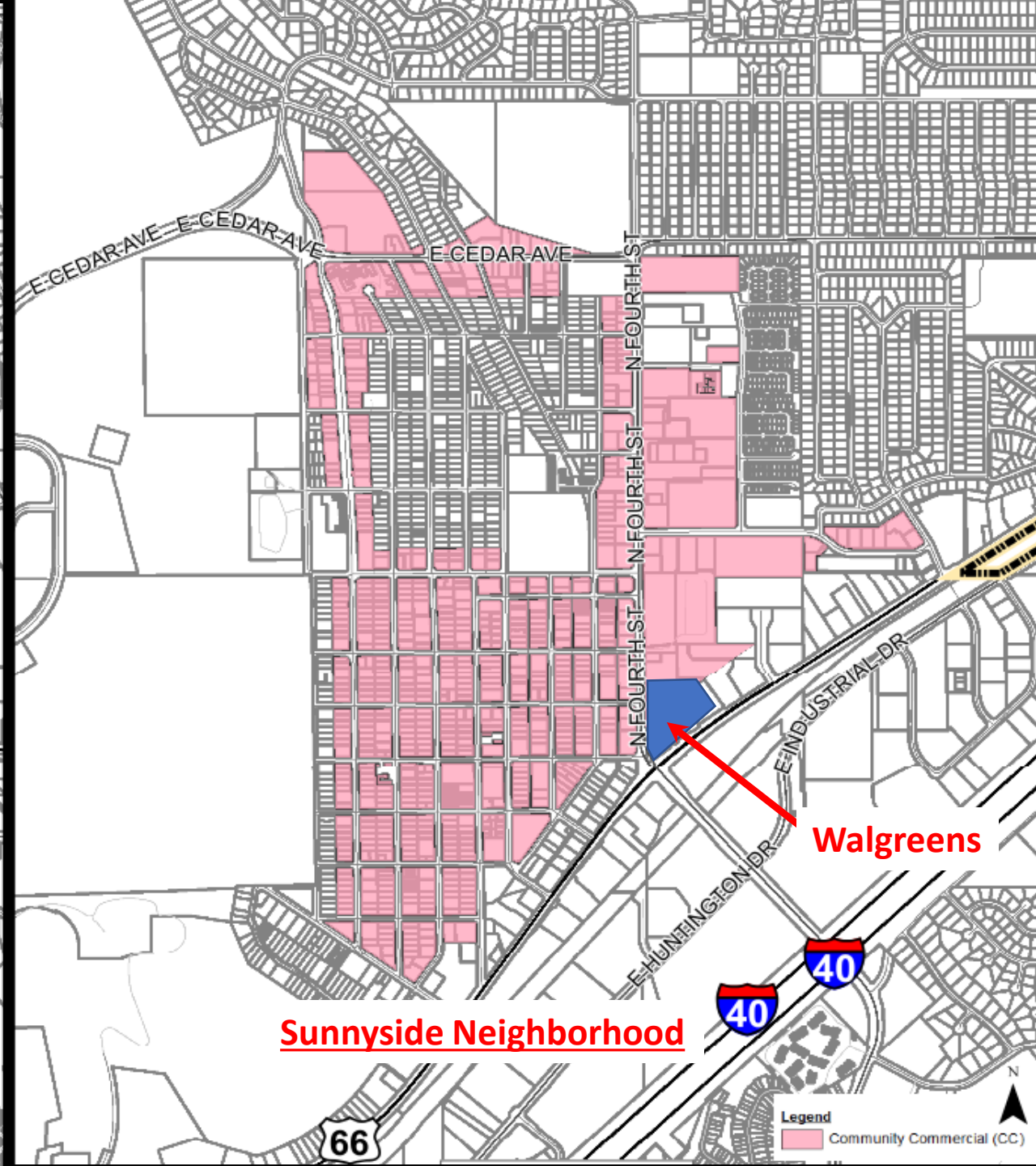
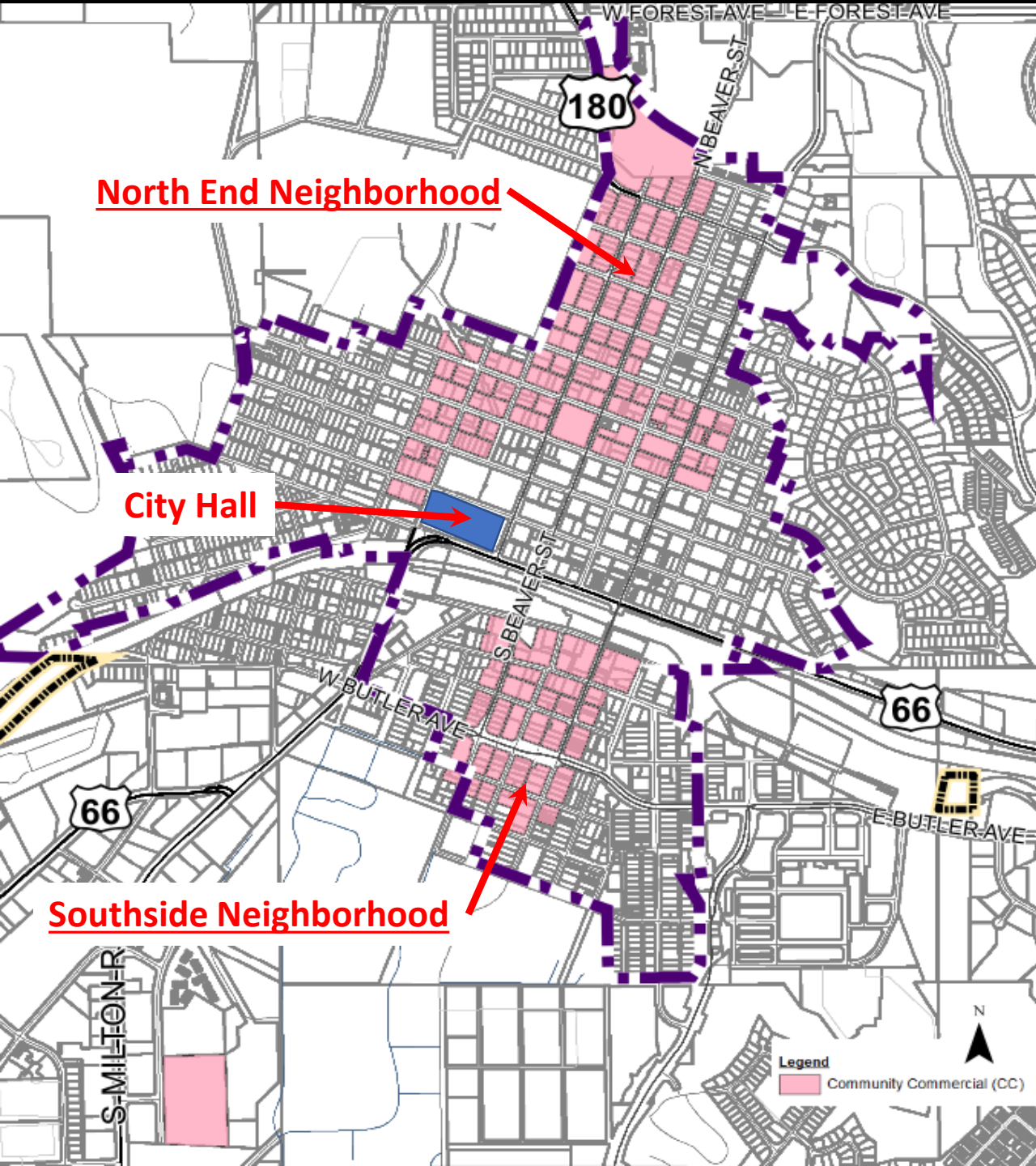
# Neighborhood Community Commercial (NCC) Zone

## Reason for the Proposed Zoning Code Text Amendment

### Purpose:

- **To assist in implementing:**
  - **High Occupancy Housing Plan (Strategies to be Implemented, bullet 5, Page 102) to modifying the building height in the Community Commercial (CC) zone from 60 feet to 45 feet**







180

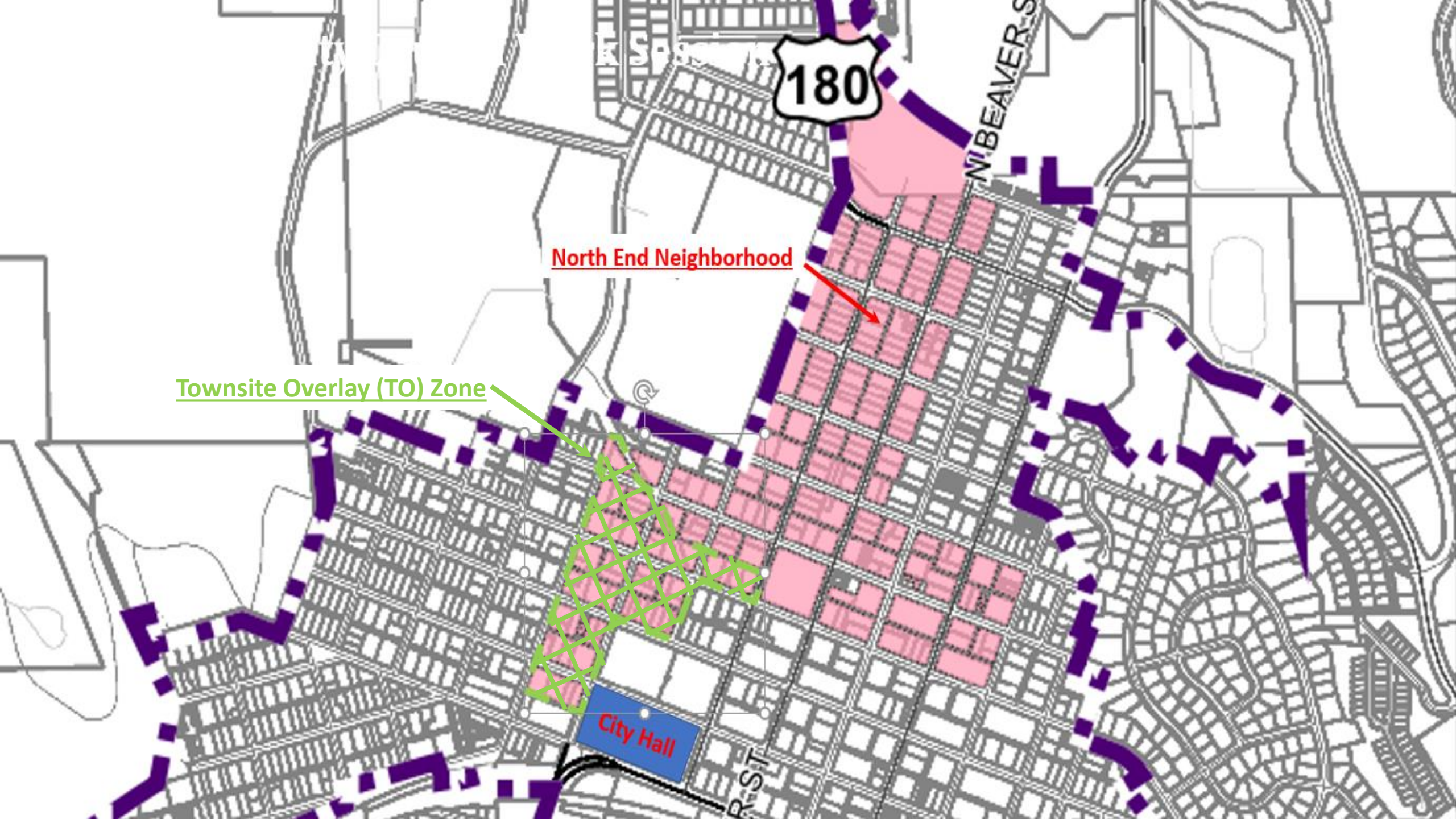
N. BEAVER S

North End Neighborhood

Townsite Overlay (TO) Zone

City Hall

R-ST



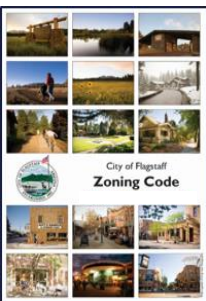


# Neighborhood Community Commercial (NCC) Zone

## Reason for the Proposed Zoning Code Text Amendment

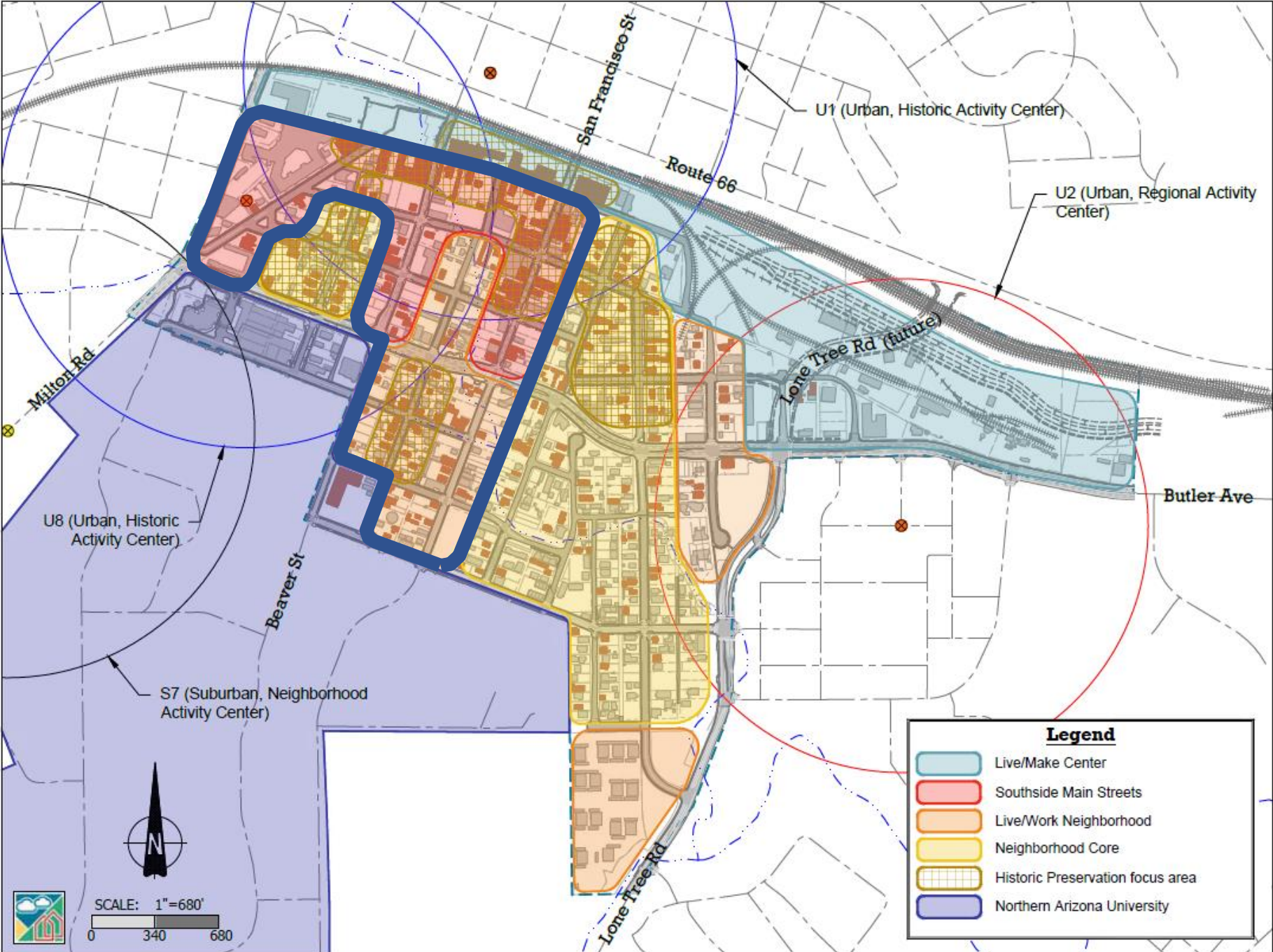
### Purpose:

- **To assist in implementing:**
  - **To assist in implementing Southside Community Plan that areas of the Southside should not exceed 45-feet (Policies SMS 1.2. and SLW 1.2., pages 43 and 44)**





# Southside Subareas



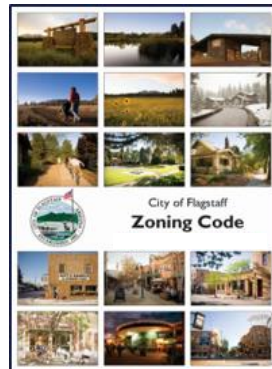


# Neighborhood Community Commercial (NCC) Zone

## Proposed Zoning Code Text Amendment

### Purpose:

- **Amend the Zoning Code to create the Neighborhood Community Commercial (Adopt the Neighborhood Community Commercial (NCC) zone**
  - **Maximum Building Height: 45 feet**
  - **Remainder of NCC zone is identical to the Community Commercial (CC) zone**





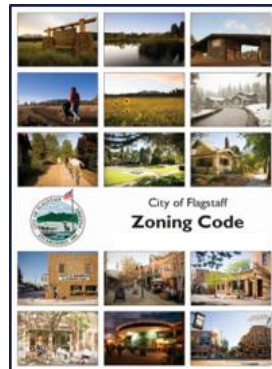


# Neighborhood Community Commercial (NCC) Zone

- **Neighborhood Community Commercial (NCC) allowed building height: 45 feet**



**Southeast corner of E Butler Ave and S Agassiz St**



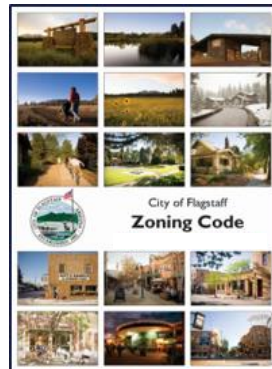


# Neighborhood Community Commercial (NCC) Zone

- **Neighborhood Community Commercial (NCC) allowed building height: 45 feet**



**Southeast corner of E Benton Ave and S San Francisco St**







# Neighborhood Community Commercial (NCC) Zone

## Proposed Zoning Code Amendment

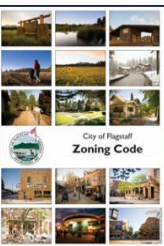
### Steps:

- 1. Adopt the Neighborhood Community Commercial (NCC) zone**

Note. A property's existing zoning will not be affected by the adoption of the zone

### *Future*

- 2. Conduct individual neighborhood focused public outreach**
- 3. City Council work session to discuss the results of the public outreach and possible initiation of a Zoning Map Amendment that is specific to each neighborhood**
- 4. Conduct public outreach, and process the Zoning Map Amendment**
- 5. Planning and Zoning Commission recommendation**
- 6. City Council decision on Zoning Map Amendment**

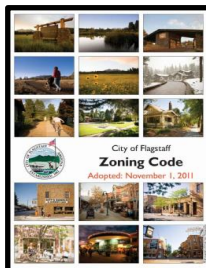




# Neighborhood Community Commercial (NCC) Zone

## Required Findings and Recommendation

- **Findings for Zoning Code Text Amendments:**
  - (1) The proposed amendment is consistent with and conforms to the objectives and policies of the General Plan and any applicable specific plan;**
  - (2) The proposed amendment will not be detrimental to the public interest, health, safety, convenience or welfare of the City; and**
  - (3) The proposed amendment is internally consistent with other applicable provisions of this Zoning Code.**
- **Staff and the Planning and Zoning Commission recommend that the findings have been met and to approve the Zoning Code Text Amendments.**







# Neighborhood Community Commercial (NCC) Zone



## Questions and Comments

