

Request for City Council Action

Date: June 14, 2016

Agenda Section: Consent No. 5.	Originating Department: Planning Services
Item: A Request to Initiate Changes Recommended in the Downtown Master Plan No. 5.12	Approved:

Background and Summary:

On April 19, 2016 The City Council adopted the Downtown Master Plan. Included in the Downtown Master Plan were several recommendations that will improve the downtown environment and ensure that the community’s vision as outlined in the Plan is followed through. Many of the changes recommended in the Plan were identified in the Implementation Matrix with an “Ease of Implementation” level “A”. Level “A” items are those that can be achieved through a change in policy or Ordinance, and can be implemented with a very low financial cost to the community. In accordance with the Implementation Matrix, staff is requesting the City Council initiate the following changes outlined below. All of these items will require a public hearing before the Planning Commission prior to the City Council taking formal action.

Request to rezone property located on North Illinois Avenue and North University Avenue

The Downtown Master Plan identified the area north of Oak Street along both Illinois Ave. and University Ave. as an area that would be better utilized as commercial/office space. As one of the City’s main gateways into the downtown, it is important that this area be developed in a manner that is consistent with the community’s vision. The property is currently zoned BWA, Business Wholesale and Automotive which allows light industrial type uses. Staff is proposing that the property be rezoned PA, Professional Administrative Office in order to accommodate professional office use as the property is developed/redeveloped. See the attached Location Map 1 detailing the extent of the properties in question.

Request to rezone property located East of Washington Street

The Downtown Master Plan identified several redevelopment sites in this area that would help reinforce and establish the urban character intended for the downtown. Property in this area is zoned SB, Secondary Business and contains several vacant lots, specifically at the intersection of Washington Street and Walnut Street. This intersection contains vacant properties on each of the four corners. The property west of Washington St. is zoned BPR, Primary Business, while the property east of Washington St. is zoned SB, Secondary Business. Creating consistent zoning at this intersection will ensure that the properties are developed similarly and in a manner representative of the downtown. There are also a number of other properties in the area that will need to be rezoned to help reinforce the character of the downtown. Included in this request is the property located at the NW corner of Main Street and Marion Street which acts as one of the gateways into the downtown. Staff is proposing that the entire subject property be rezoned to BPR, Primary Business. See the attached Location Map 2 detailing the extent of the properties in question.

Engineering Approval Obtained	Finance Approval Obtained	Legal Approval Obtained	Approval Obtained	Manager’s Approval Obtained
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Council Action: Motion by _____ 2nd by _____ to _____

Request to rezone the railroad right-of-way

The railroad right-of-way between Oak Street and just north of Grand Avenue is currently zoned BPL, Planned Business. The area in question includes the actual railroad tracks and several city owned parking lots built on former railroad right-of-way. The property was zoned BPL in 1974 to give the City Council greater control over the property. Although the BPL zoning designation does not have any negative implications that one can identify, it would make sense for the property to be rezoned to BPR, Primary Business, if for no other reason than to have one clean, concise, and connected BPR zoning district.

Building Design Guidelines

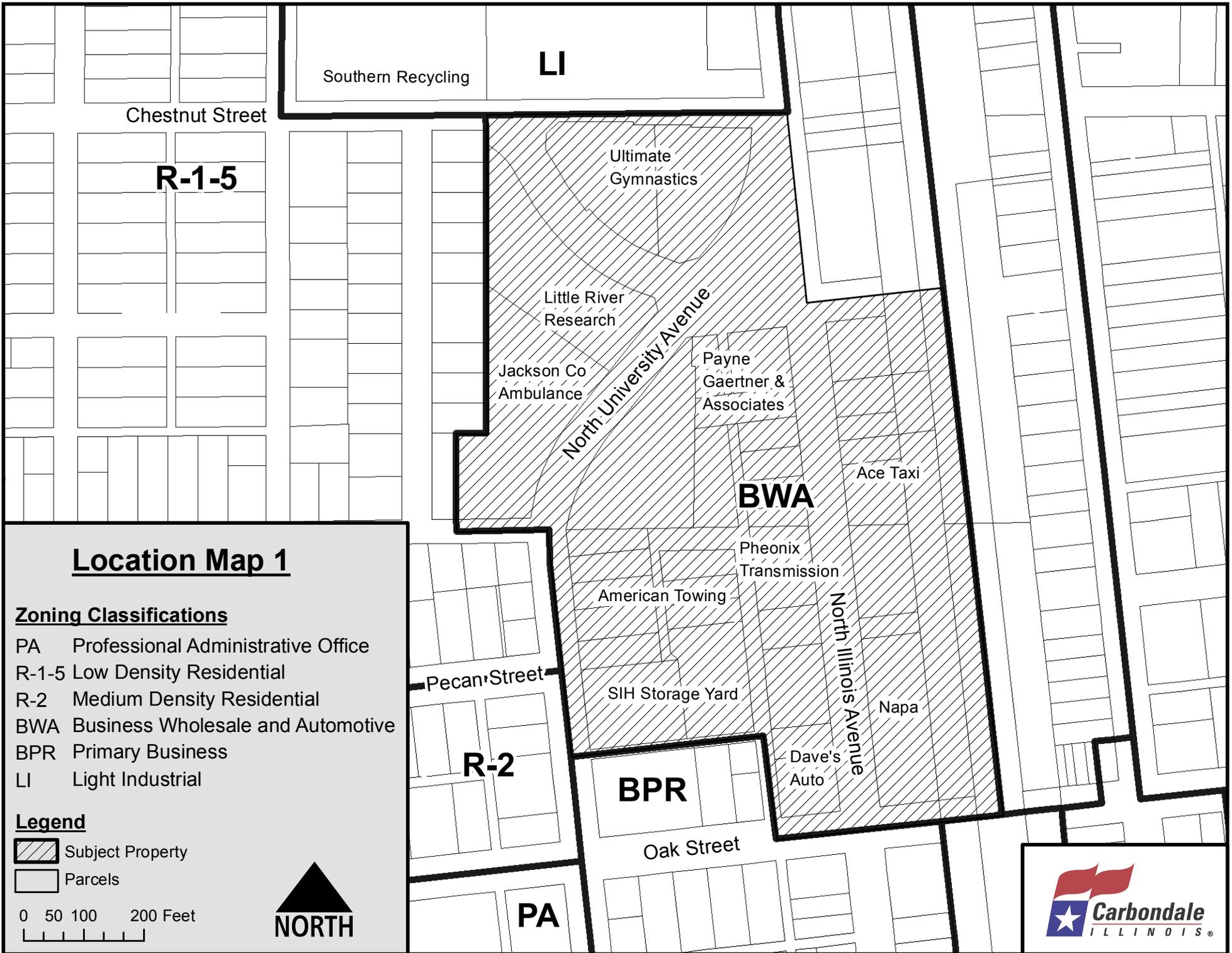
The Downtown Master Plan included a section titled “Building Standards and Design Guidelines” that outlines several standards that should be incorporated into new construction within the downtown. Title 15 of the Carbondale Revised Code currently contains a set of general design guidelines for construction in the downtown, however, these guidelines are not sufficient to ensure development is compatible with the vision outlined in the Plan. Proposed changes should strengthen the current Ordinance and provide direction for architects when designing new buildings in the downtown. To facilitate the drafting and eventual adoption of additional design standards, staff will draw upon the expertise of the Planning Commission to gather public input through design charrettes and informational meetings. The eventual goal of increased design standards is to ensure that building improvements and new developments are compatible with the overall scale and character of the downtown.

Pedestrian level signage

Title 15 of the Carbondale Revised Code currently has a set of sign regulations that are specific to the BPR, Primary Business district. These regulations recognize the unique nature of the downtown and attempt to create an environment that is more conducive to pedestrian traffic, rather than automobiles. The Existing Conditions Report, which served as the basis for the Framework Plan, and eventually the Downtown Master Plan, pointed out that the freestanding sign regulations should be modified to eliminate pole signs in favor of monument signs. Pole signs are signs mounted in the air that are attached to a pole, whereas monument signs are signs that are completely mounted to the ground.

Recommended Action:

It is recommended that the City Council move to “Initiate the changes recommended in the Downtown Master Plan as included in this agenda item”



Southern Recycling

LI

Chestnut Street

R-1-5

Ultimate
Gymnastics

Little River
Research

Jackson Co
Ambulance

Payne
Gaertner &
Associates

North University Avenue

BWA

Ace Taxi

Pheonix
Transmission

American Towing

North Illinois Avenue

SIH Storage Yard

Napa

Pecan Street

R-2

Dave's
Auto

BPR

Oak Street

PA

Location Map 1

Zoning Classifications

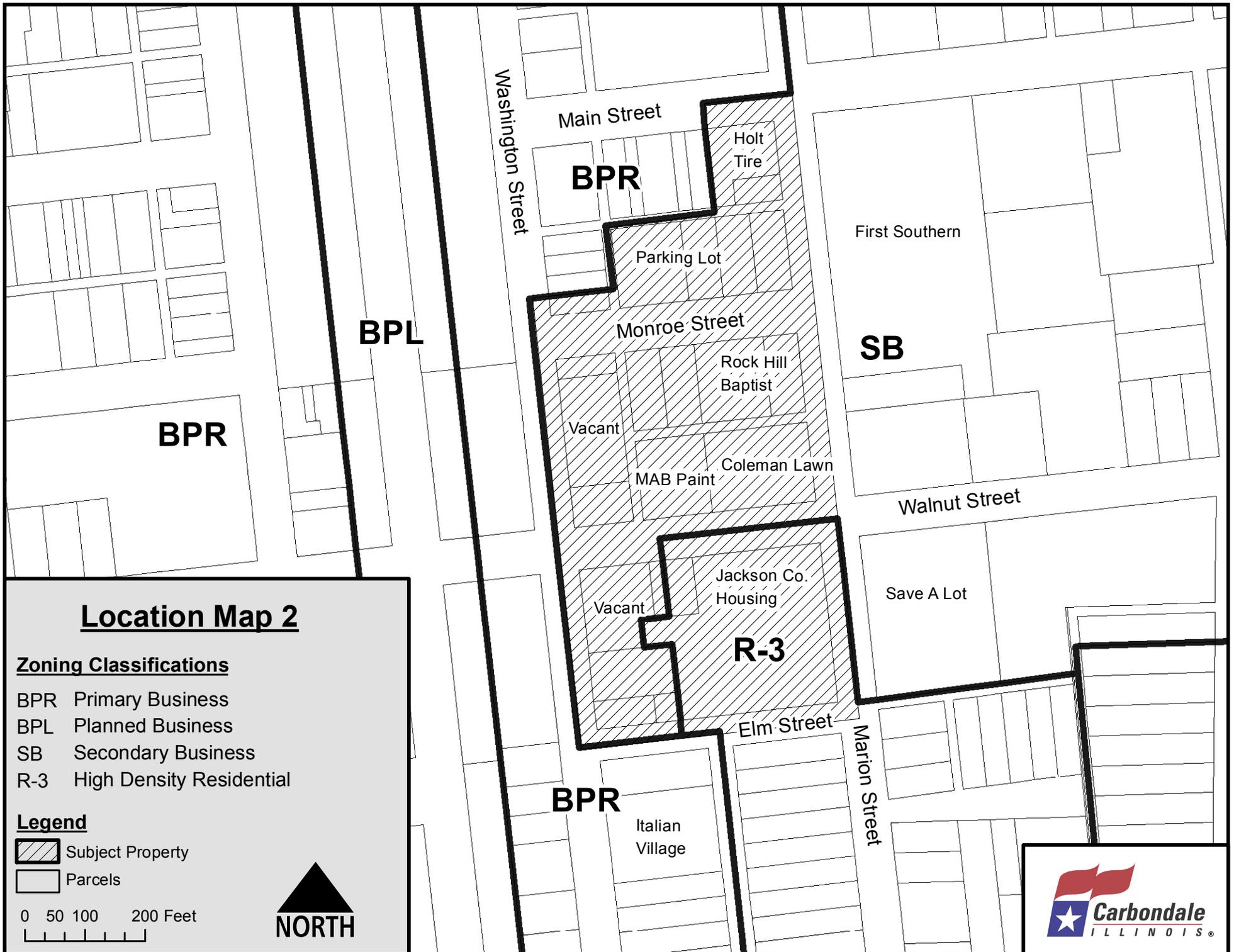
- PA Professional Administrative Office
- R-1-5 Low Density Residential
- R-2 Medium Density Residential
- BWA Business Wholesale and Automotive
- BPR Primary Business
- LI Light Industrial

Legend

-  Subject Property
-  Parcels

0 50 100 200 Feet



Washington Street

Main Street

BPR

Holt Tire

Parking Lot

First Southern

BPL

Monroe Street

SB

Rock Hill Baptist

BPR

Vacant

Coleman Lawn

MAB Paint

Walnut Street

Vacant

Jackson Co. Housing

Save A Lot

R-3

BPR

Italian Village

Elm Street

Marion Street