Summary of Mapleton Fall Creek Neighborhood Land Use Plan meeting
March 5th

Approximately 23 individuals attended the March 5th Mapleton Fall Creek Neighborhood Land Use Plan meeting held at Broadway United Methodist Church. An overview of the neighborhood plan area and the planning process was presented by the project planning staff. The plan will cover the area between Meridian Street, 38\textsuperscript{th} Street, and Fall Creek Parkway.

This was the third overall meeting in an 8-10 month planning process to develop an updated plan for the Mapleton Fall Creek neighborhood. The topic for this meeting was proposed land uses and zoning specifically within the area bounded by 34\textsuperscript{th} Street on the North, 30\textsuperscript{th} Street on the South, Central Avenue on the West and Fall Creek Parkway on the East.

Staff made the following recommendations:

For 704 E. 32\textsuperscript{nd} Street, 3165 N. College, 3357 N. Ruckle Street and 3359 N. Ruckle Street, staff recommended Special Use, with a zoning recommendation of SU-1, to reflect their current uses as Churches.

For 3343, 3353, 3355, and 3363 N. Central Avenue, staff recommended a Community Commercial use, with a zoning recommendation of C-3C.

For 512 E. 30\textsuperscript{th} Street and 3001 N. Central Avenue, staff recommended a Community Commercial use, with a zoning recommendation of C-3C.

For 710 E. 30\textsuperscript{th} Street, 3006 N. College and 3010 N. College, staff recommended a Community Commercial use, with a zoning recommendation of C-3C. This area was designated as a Critical Area which will allow for more detailed information.

For 3019, 3022, 3023 and 3025 Ruckle Street; 2933 and 3022 North Park Avenue; staff recommended Park use, with a zoning recommendation of PK-1.

For 3005, 3007, 3009, 3023, 3033, 3039 and 3045 N. Central Avenue, staff initially recommended Park use, but after further discussion, staff agreed to recommend Special Use with a zoning recommendation of SU-7.

For 3002 N. Park Avenue, staff recommended Park use, with a zoning recommendation of PK-1. Due to the possible transient nature of a community garden on this parcel, staff also provided a secondary recommendation of 8-15 Residential Units per Acre.

For Fall Creek Parkway, and several lots on 33\textsuperscript{rd} St and 34\textsuperscript{th} St, staff recommended 3.5-5 Residential Units per Acre, with a zoning recommendation of D-4. This area is primary single family residential with larger lots that have an average density of 4 units per acre. This recommendation includes two parcels at 3168 Fall Creek Parkway and 716 E. 32\textsuperscript{nd} Street, which front on Fall Creek Parkway, that are currently zoned SU-1.

For 3003 Fall Creek Parkway, staff initially recommended Community Commercial, but after further discussion, staff agreed to recommend 8-15 Residential Units per Acre with a zoning recommendation of D-8.
For Central Avenue, from 30th Street north to 34th Street, staff recommended 8-15 Residential Units per Acre, with a zoning recommendation of D-8.

For the remaining parcels on Ruckle Street, Park Avenue, Broadway Street and College Avenue south of 32nd Street, staff recommended 8-15 Residential Units per Acre, with a zoning recommendation of D-8.

For the remaining parcels on the north side of 30th street, both sides of 31st Street, and the south side of 32nd Street, staff recommended 8-15 Residential Units per Acre, with a zoning recommendation of D-8.

For the remaining parcels on Ruckle Street, Park Avenue, Broadway Street and College Avenue north of 32nd Street, staff recommended 5-8 Residential Units per Acre, with a zoning recommendation of D-5.

For Carrollton Avenue and Guilford Avenue, staff recommended 5-8 Residential Units per Acre, with a zoning recommendation of D-5.

For the remaining parcels on the north side of 32nd Street, both sides of 33rd Street and the south side of 34th Street, staff recommended 5-8 Residential Units per Acre, with a zoning recommendation of D-5.

Answers to questions asked at March 5th meeting

What can the plan do?  How will it be used?
The Mapleton Fall Creek Land Use and Zoning plan is an instrument that will help implement the Mid-North Quality of Life plan and will further its goal of becoming a “cultural, family-friendly, community-focused, intergenerational, business and development driven neighborhood with housing for all ages; bikeable, walkable pathways; safe meeting places; lively activities; and youth and adult educational achievement.” This plan is a guide for anyone making a decision about the use of a property. It is useful for property owners, developers, neighbors and neighborhood organizations, City staff, and City boards and commissions. This plan will be used to evaluate rezoning applications, project future population and employment concentrations, and prioritize capital improvements.

What kind of development can actually happen in D-5 and D-8?
Within D-5, single-family residential development along with two-family dwellings are allowed. Within D-8, all forms of residential development except mobile dwellings are permitted. As residential densities increase in D8, so do development requirements such as lot size, setbacks and maximum floor area ratio. A D8 recommendation is designed to provide for a wide range and mixture of housing types found in older, urban neighborhoods, as well as along older residential/commercial thoroughfares.

Do you only use single-use designations or are there opportunities for mixed use?
Most single use recommendations are due to the existing nature of the areas recommended. There are opportunities for mixed use. We have made recommendations for mixed use specifically along Meridian Street and 38th Street so far. We have also recommended C-3C which allows for neighborhood scale mixed use.
Does it change the density when the owner of a double divides the lot?
It depends on how the lot is split. Typically the lot is split to have each side of the double on their own half lot parcel. In this case the density stays the same because the density of the double already exists, and the lot is the same size whether it is a whole lot or two half lots. For instance, if the lot is one acre, the density of a double is 2 units per acre. If you split the lot, you still have two lots of 1 unit per half acre which still equals 2 units per acre. A second scenario would be if the lot is split and the whole double is on one of the split half lots and the remaining half lot is vacant. The double half lot has then increased their density from 2 units per acre to 4 units per acre.

Are you only using single family density?
No, we are using Residential unit density per acre, and the types of residential units are not determined. Those types can still be single family houses, doubles, townhomes, condos, or apartments, based on meeting other criteria. If we were to specify a specific type of residential unit, it would exclude other viable uses that may not be apparent at the time the recommendation was made.

Is changing from D-5 to D-8 going to change the property taxes?
Changing the Land Use recommendation from D5 to D8 will not change your taxes, since your zoning will not actually change.

The higher the D zoning the more apartments you can put in there is that right?
Typically the higher the D zoning, the higher the number of units per acre.

What if we want more commercial in the area? We’re desperate for more, for jobs for less travel distance.
Part of the planning process will be to try to find the appropriate balance among land uses.

Is there a bigger picture? It looks like they’ve cut off the Fall Creek area.
We are studying all of Mapleton Fall Creek within our established boundaries, so there is a big picture. However, we are working through one section at a time in our public meetings. This helps to allow that each section also receives a fair amount of review towards the process.

What if commercial takes off in an area can we come back and change it? Or What if later we want to expand the commercial is a variance the way to do it?
If a great need for commercial space develops, that can be accomplished through the variance of zoning process, one case at a time. It may also mean that it is time to revise the last land use plan.

Would a D-5, D-8, C-3C or C-3 allow for a liquor store?
D-5, D-8 and C-3C do not allow for a carry-out/package liquor store. C-3 allows for a carry-out/package liquor store if the building is not located within 100 feet, measured in any direction, of a protected district (residences, schools and churches). The measurement shall be taken from the exterior of the building (or the tenant bay if the use is in an integrated center), to the zoning boundary of the protected district except when such establishment is separated from such protected district by an intervening street (then the 100 feet separation is not required).
Can we not have anymore 24 hour gas stations?
The land use recommendation generally does not make endorsements or exclusions for specific commercial uses, such as a coffee shop, a grocery store, a dry cleaners or a 24 hour gas station. As there are multiple types of uses within specific land use and zoning categories, the endorsement or exclusion of a specific use could prevent other viable uses that may not be apparent at the time the recommendation was made. We can consider including specific use endorsements and exclusions in the text of a designated Critical Area, contingent on other variables and requirements.

(Comment) We should not change the corner of Fall Creek Parkway and 30th Street to commercial.
In further discussion, we agree that the residential building on the northwest corner of 30th Street and Fall Creek Parkway should remain as a residential use. We have changed our original commercial use recommendation to 8-15 residential units per acre to reflect the existing density.

Is it easier to go from commercial to residential or from residential to commercial?
There is no simple answer to this because there are so many variables including the market and the desire of individual property owners.

How much commercial should there be to attract walkers or pedestrian traffic.
Where and what the commercial development is, is probably more important than the amount. Again, there are so many variables including the market and the desire of individual property owners.

How are we meeting or when are we meeting again?
Typically we meet once a month. We now meet sometime in the first week of the month, but that may move to another week, as building availability and staff schedules are always in flux. We try to announce our next meeting via Facebook, emails and mailing postcards once they are scheduled, usually 2-3 weeks in advance.

Can you furnish cheat sheets that tell what is really allowed in D-5, C-4, C-3C and so on?
Yes, we plan to have handouts that list allowable uses for most zoning categories that will be discussed. Thank you for the recommendation.