

## **COMMERCIAL LOCATIONAL CRITERIA:**

The Planning Commission addressed a contract modification for the Commercial Locational Criteria (“CLC”) Study, which would extend the contractual relationship between the Planning Commission and S&ME, Inc., the engineering firm retained to propose the updates to the CLC. The Planning Commission voted to find the proposed contract modification consistent, thereby extending the contract to March 31, 2023, with the budget of the addendum not to exceed \$24,455. The contract between the City and S&ME was extended to, among others things, support two additional stakeholder meetings and create additional outreach and staff briefings.

The latest draft still poses numerous problems for developers and landowners. These include overly restrictive limitations on gas stations in rural and residential areas; a significant reduction in parking between commercial businesses and the street; burdensome tenant and quadrant size limitations; restrictions on office uses; extensive stub-out and sidewalk requirements; definitions of “neighborhood-serving commercial” and “strip commercial” that injure countless commercial business types; and an ill-defined context classification map. Thus, it is important to stay apprised of any changes that may be made as a result of the additional stakeholder meetings.

There will be an in-person community meeting on October 18, 2022, and a Planning Commission Public Hearing on December 12, 2022. Draft #6 of the CLC will be available for review sometime in October.