

Status of Process for Commerce Center PUD - Options for Further Action

A. Current Petition for PUD

1. Council grants Primary Approval to the PUD, with or without modifications
2. Petitioner submits application for Secondary Approval to APC
3. Authority for Secondary Approval is delegated to the Executive Director of APC
 - a. Approved only upon finding that plans satisfy PUD District Ordinance

OR

1. Council denies Primary Approval to the PUD
2. Commerce Center site remains zoned CBD Central Business District

B. Site Remains Zoned CBD

- "Group Residence" is a Special Exception Use (effective August 2016).
 - Multifamily dwellings and grocery stores are permitted uses.
 - Development must meet maximum building height and other development standards such as building and parking setbacks.
1. Developer may file a petition before the Area Board of Zoning Appeals for:
 - a. A Special Exception Use for a Group Residence – *ABZA forwards a recommendation to City Council*
 - b. Variances from any required development standards – *ABZA has final decision on development standards*

C. Option to Rezone to MU Mixed Use

- "Group Residence" is a Special Exception Use (effective August 2016).
 - Multifamily dwellings and grocery stores are permitted uses.
 - Development must meet maximum building height and other development standards such as building and parking setbacks.
 - If developer desires Group Residence or needs variances, may file as a combined public hearing or file w/ABZA:
1. Developer files a petition to *just* rezone from CBD to MU
 - a. Area Plan Commission forwards a recommendation to City Council

OR

2. Developer files a petition to rezone from CBD to MU *and* includes special exception use and/or variances.
 - a. A Special Exception Use for a Group Residence – *Area Plan Commission forwards a recommendation to City Council*
 - b. Variances from any required development standards – *Area plan Commission has final decision on development standards*