

Options for steering committee consideration

1. No change to existing zoning

- Properties can request zoning change for the additional 66 units
 - Unlikely to be approved because the other properties would not be able to utilize any of the additional 66 units
- Zoning change is required based on the number of units shown on the development plan
- Properties cannot request anything over the additional 66 units unless all properties submit a joint zoning application to amend the density regulations

2. Remove/amend density cap and retain development plan

- If removed, properties could request a zoning change for any number of additional units
- If amended, properties could request a zoning change up to the maximum number of units or maximum dwelling units per acre

3. Re-zone into general zoning districts

- MF-1(A), MF-2(A), MF-3(A), etc. creates development envelope which redevelopment must adhere to
- Unties properties from PD so they can submit their own zoning change if desired

4. Re-zone into PD subdistricts

- Each subdistrict has customized regulations which redevelopment must adhere to

5. Customized PD

- Create regulations for the entire PD or divide into subdistricts in a variety of ways