



Industrial Uses, specifically to the land uses that would be allowed in an MXPDP overlay area. Approval of an overlay zone requires a public hearing.

In summary, the purpose statement of the MXPDP chapter reads, “*The city recognizes that opportunities for employment may be increased through the development of master-planned, mixed use areas.*” There are statements throughout the chapter that emphasize that a mix of uses is required, with no single use dominating the project. **The proposed amendments are intended to maintain the flexibility of this chapter, and to better clarify procedures.**

## RECOMMENDATION

**That Council conducts a public hearing, accepts testimony, deliberates and makes a motion as follows:**

- 1. To repeal and replace CMC Chapter 18.22 MXPDP per Attachment “A”**
- 2. To amend CMC §18.07.030-Table 1 Commercial and Industrial Uses.**

## ATTACHMENT

A. Proposed Amendments to CMC Chapter 18.22 MXPDP

## EXHIBITS

1. Letter from Melanie Poe of Landerholm, February 19, 2015, to propose amendments to CMC Chapter 18.22 MXPDP.
2. Letter from Lugliani Investments, March 16, 2015, which comments on proposed amendments and mixed use zoning in select cities.
3. Memorandum from Staff to Planning Commission, March 17, 2015, to respond to public comments.
4. Memorandum from Staff to Planning Commission, March 17, 2015, “A Sample of Mixed Use Codes in our Region”
5. Email correspondence from Randy Printz of Landerholm, May 12, 2015, confirming that no changes will be proposed to the code as it was presented at the March 17, 2015 public hearing.