The Auke Bay Area Plan provides tools for implementation and action items. The first recommended item is to establish a new set of cohesive zoning districts to achieve the goals of a new Small Town Center. These new districts would be provided in the core of Auke Bay. Currently, there are too many diverse zoning districts which result in little to no unified vision for the area. Further, owners don’t have certainty of future development on neighboring properties. The second recommended action is to establish a new design plan to enhance the aesthetics of buildings, landscape, parking lots, walkways, building facades, etc. Without addressing design, the built environment would not lend itself to a Small Town Center.

Staff pursued these two action items by holding several public charrettes in the Auke Bay neighborhood to understand which elements of development are most valued. Then staff held meetings with the Auke Bay Steering Committee to determine which valued element should be established in the new zoning districts.

Staff has attached draft regulations and recommends establishing two new zoning districts in the Auke Bay core to achieve the goals of the new Small Town Center. The new districts are called Neighborhood Center and Marine Center. In short, these are mixed-use districts modeled after existing zoning districts but modified to reflect the desires of the Auke Bay neighborhood. Both districts consist of elements addressing building and parking lot location, walkways, building facades, screening, etc. In addition to the new zoning districts, new land use elements such as transportation, development bonuses, land preservations, etc. were discussed with the steering committee and will be further addressed later in the future.

Staff has attached the following documents: 1) Permissible Use Table (excel document), 2) Draft Zoning Map, 3) Auke Bay Steering Committee Agenda, 4) Diagram 1 for Draft Regulations, 5) Draft Regulations, and 6) Information flow (excel doc).

Staff recommends the Auke Bay Steering Committee provide a recommendation to the Planning Commission to further the process of establishing the new zoning districts.