

Draft Concept Report #1: Proposed Campus Institution Development Review Procedures

Comprehensive Plan Map Designation

Fifteen medical centers and higher-ed campuses are being assigned a “Campus Institution” designation on the proposed Comprehensive Plan Map. An additional 17 high school campuses are also receiving this designation in anticipation of a future zoning code project.

This Comprehensive Plan Map designation is applied to those dispersed campus institutions that have an approved conditional use master plan or an approved impact mitigation plan¹. Where there is an approved conditional use master plan (CUMP) or impact mitigation plan (IMP) the designation is limited to that property contained within the boundary of the approved plan. Where there is no approved current master plan or impact mitigation plan, the designation is applied to contiguous property under ownership of the institution.

Three Implementing Zones

Three base zones will implement the Campus Institution designation. These base zones are:

- **CI-1 Medical Center** This zone is designed to accommodate the building height and floor area ratios supportive of modern medical facilities that provide a full array of inpatient care, emergency services, medical clinics, offices and research facilities. Such zoning will apply to medical campuses larger than 10 acres that are located along civic and/or neighborhood corridors accessible by frequent service public transportation and adjacent to/or within regional, town or neighborhood centers.
- **CI-2 Urban Campus** This zone is designed to accommodate development standards applicable to institutions of higher education allowing for midrise academic buildings. This designation will generally be applied to campuses larger than 10 acres that are located along civic or neighborhood corridors, have access to frequent service public transportation and have frontage on at least one street that includes existing commercially zoned properties.
- **CI-3 Residential Campus** This zone is intended for application to those academic institutions with campuses located in neighborhoods that are otherwise predominantly residential in character. Due to the larger size and generous open space of these campuses, a lower floor area ratio supports traditional academic site planning and architecture. These campuses are typically not located near Town or Neighborhood centers and may not be located adjacent to civic or neighborhood corridors. Access to public transportation may be limited.

More detailed information about the allowable land uses and applicable development standards within each zone will be provided in a subsequent Concept Paper.

Transitioning from CUMP/IMP to Proposed Base Zones

The proposed Campus Institution zone regulations will be added to the zoning code and become effective upon the final acknowledgement of the Comprehensive Plan by the State Department of Land Conservation and Development. Such acknowledgement is anticipated to occur in 2017. Application of these new zones to individual campuses could occur according to two basic options outlined below. Staff has not made a final decision on which of these basic options to pursue at this time.

¹ PCC Southeast Campus has a mixture of Commercial and Multi-family residential zones

Option 1: Individual institutions will continue to operate under their existing conditional use master plans or impact mitigation plans for the duration of this approval. At the expiration of these approved plans the institutions have the option of either renewing their CUMP/IMP according to the procedures currently in the development code (sections 33.820, and 33.848) or, at the institution's discretion, they can apply to rezone their campus from its existing zoning designations to one of the new campus institution zones following the zoning map amendment procedures currently described in section 33.855. Renewing CUMP /IMPs is a Type III application. A rezoning application in conformance with the Comprehensive Plan is also a Type III application provided the rezoning request includes land area designated as campus institution on the Comp Plan map. Adding property beyond the boundary of the existing approved CUMP/IMPS or otherwise assigned the CI future land use map designation would require a Comprehensive Plan Amendment as well as a zone change.

Option 2: Individual institutions will continue to operate under their existing conditional use master plans or impact mitigation plans for the duration of these approvals. At the expiration of these approved plans the institutions will be required to rezone their campus from its existing zoning designations to one of the new campus institution zones following the zoning map amendment procedures currently described in section 33.855. A rezoning application in conformance with the Comprehensive Plan is a Type III application provided the rezoning request includes only land area designated as Campus Institution on the future land use map. Adding property beyond the boundary of the existing approved CUMP/IMPS or otherwise assigned the CI future land use map designation would require a Comprehensive Plan amendment as well as a zone change.

A combination of the options listed above whereby institutions can submit CUMP/IMP major amendments and renewals through 2020 might acknowledge both the institutions desire to maintain the development entitlements included in their CUM/IMPs with the City's interest for administrative clarity.

Issues Addressed at Time of Rezoning

The procedures and approval criteria for changes to the zoning map are established in Section 33.855 of the zoning code. Quasi-judicial applications for such zone changes (to a CI zone) will be in compliance with the Comprehensive Plan provided they do not extend beyond the established boundary of the Comprehensive Plan Map "CI" designation. Such applications must also demonstrate that there are adequate public facilities to serve the development allowed under the Campus Institution zoning. Such services include police and fire protection, sanitary and stormwater sewers, water, and transportation. A schedule of infrastructure improvements may be required of the institution at the time of such rezoning to document their ability to meet this rezoning approval criterion.

Subsequent Development Review

Once a Campus Institution base zone has been applied, subsequent building and other development activity will be subject to the procedures and development standards of that zone. Some uses will be allowed outright, some will have limitations and some, because of their perceived potential impact on the surrounding neighborhoods will be classified as a "Conditional Use". Conditional uses are subject to the Type II and Type III review procedures established by 33.815. Allowed uses will be required to either meet the development standards established by the base zones and other pertinent chapters of the zoning code or successfully demonstrate that adjustments from these standards are warranted.

Adjustments

The adjustment review process described in section 33.805 provides a mechanism by which the regulations of the zoning code as applied to the CI zones may be modified if the proposed development continues to meet the intended purpose of the regulation. Evaluation criteria will include findings that the proposed adjustment will not detract from the livability of adjoining residential neighborhoods, that any impacts from the adjustment are mitigated and that granting the adjustment will equally or better meet the purpose of the regulation to be modified. Adjustments are a Type II land use procedure.

Non-Conforming Use and Development Features

Once the Campus Institution zones are adopted and applied to individual campuses there may be structures that do not conform to the development standards (building height, setbacks etc.) or there may be uses that are listed as conditional uses or prohibited within the zone. Such situations are described in Chapter 33.258. In general, non-conforming uses are allowed to continue but may not be expanded. Non-conforming development features generally can be continued but not expanded and efforts to bring the project closer to conformance with the base zone standards is sought at such time as building or site alterations are made. Non-conforming situations are processed as a Type II procedure.

A revised draft of the use and development standards for the three proposed campus institution zones will be the main topic at the November Advisory Group meeting.

Other Zoning Regulations to Remain in Place

The Development Code contains a number of other regulations that will continue to apply to developments on CI zoned property. These regulations include but are not limited to the following:

- 33.243 Helicopter Landing Facilities: Helicopter landing facilities operated as an accessory use to a medical center of educational campus will remain a conditional use subject to use restrictions, noise attenuation and other development standards.
- 33.262 Off-Site Impacts: Standards and enforcement procedures related to noise, vibration, odors and glare will apply to campus institutions.
- 33.266 Parking and Loading: Parking lot design, landscape/screening requirements and space requirements will continue to apply (medical centers = 1/500-1/204 spaces per floor area. colleges= 1 space/600-1 space/400 sf plus 1/4-1/2.6 spaces per dorm room)
- 33.279 Recreational fields for Organized Sports: Development standards and type II/II Conditional Use Review procedures will apply to the construction use and lighting of organized athletic fields
- 33.293 Superblock: regulations related to walkways, landscaped areas and plazas will apply continue to apply to oversized blocks that are the result of street vacations.
- 33.430 Environmental Overlay(s): Environmental conservation and preservation overlay zones with attendant environmental protections continue.