5:30 p.m. CALL TO ORDER

ROLL CALL: Messina, Fleming, Ingalls, Lutropp, Mandel, Rumpler, Ward

WORKSHOP:

A discussion on Envision Coeur d’Alene, which is an update to the City’s Comprehensive Plan and CDA 2030’s Vision and Implementation Plan. This workshop will focus on a future land use map to guide growth in the City over the next 20 years.

ADJOURNMENT/CONTINUATION:

Motion by ____________, seconded by ____________, to continue meeting to ________, ___, at __ p.m.; motion carried unanimously.
Planning Commission Work Session: Draft Land Use Map
February 23, 2021
Agenda

Welcome and Agenda Overview

Presentation/Discussion: Place Types and Draft Future Land Use Map
  • Place Types
  • Future Land Use Map
  • Relationship to Zoning

Next Steps

Close
Phase 1: Kick-Off
Phase 2: Analysis & Preferences
Phase 3: Mapping & Refinement
Phase 4: Develop Comprehensive Plan
Phase 5: Adoption
Check-In Requested Action/Input

Request Input for Planning Commission:

• Provide input and confirm direction of the Draft Land Use Map
Place Types
What Are Place Types?

• Provides guidance on a range of future land development in the City & ACI
• Implemented through the City’s Development Code

2. COMPACT NEIGHBORHOOD

Provides guidance for general land uses and development

KEY CHARACTERISTICS
• Higher density, more walkable neighborhoods with a variety of smaller multifamily building types
• Should be well served with civic and neighborhood scale commercial nodes

TRANSPORTATION
• Gridded street pattern with alleys, shorter block lengths, and pedestrian and bicycle facilities
• Higher density of collectors and arterials

COMPATIBLE ZONING
• Residential R-12, R-17, and Neighborhood Commercial NC

DENSITY: 10-25 DU/AC
LOT SIZE: 0.05-0.5 AC
OPEN SPACE: 10-20%

USES
• Primary: Single and multifamily residential
• Secondary: Neighborhood parks and recreation facilities, parking

BUILDING TYPES
• Duplexes, triplexes, four-plexes, townhomes, green courts, and auto-courts
What Are Place Types?

- Includes a cross reference to existing/requested zoning (bridge)

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**COMPATIBLE ZONING**
- Residential R-12, R-17, and Neighborhood Commercial NC

Identifies compatible zoning
<table>
<thead>
<tr>
<th>Place Types</th>
<th>Compatible Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. SINGLE FAMILY NEIGHBORHOOD</td>
<td>Residential R-1, R-3, R-5, and R-8</td>
</tr>
<tr>
<td>2. COMPACT NEIGHBORHOOD</td>
<td>Residential R-8, R-12, and R-17</td>
</tr>
<tr>
<td>3. URBAN NEIGHBORHOOD</td>
<td>Residential R-12 and R-17; Community Commercial C17 and C17L</td>
</tr>
<tr>
<td>4. MIXED USE DISTRICT (2-3 STORIES)</td>
<td>Community Commercial C17 and C17L; Neighborhood Commercial NC</td>
</tr>
<tr>
<td>4A. MIXED USE ACTIVITY CENTER (3-5 STORIES)</td>
<td>Community Commercial CC and C17; Neighborhood Commercial NC</td>
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<tr>
<td>5. DOWNTOWN</td>
<td>Downtown DC</td>
</tr>
<tr>
<td>6. RETAIL CENTER / CORRIDOR</td>
<td>Community Commercial C17 and C17L; Neighborhood Commercial NC</td>
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<tr>
<td>7. EMPLOYMENT CENTER</td>
<td>Community Commercial C17 and C17L; Neighborhood Commercial NC</td>
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<tr>
<td>8. NEIGHBORHOOD CENTERS (FORMERLY NODES)</td>
<td>Community Commercial CC and Neighborhood Commercial NC</td>
</tr>
<tr>
<td>9. GENERAL INDUSTRIAL</td>
<td>Light Manufacturing LM and Manufacturing M</td>
</tr>
</tbody>
</table>
Future Land Use Map
Public Kickoff
- 80+ Attendees

Game Nights
- 100+ Players | 40+ Games

Four Public Surveys
- 1400+ Participants | 11,500+ Data Points

Leadership Committee
- 8 Meetings
  - Planning Commission
  - City Council
  - CDA 2030 Executive Team

Community Advisory Committee
- 30 Members | 4 Meetings

Focus Groups
- 65 Members | 23 Meetings
  - Community and Identity
  - Health and Safety
  - Growth and Development
  - Environment and Recreation
  - Jobs and Economy

Community Service Organizations
- 60+
Compact

- Envisions increasing jobs and housing primarily in the central portion of the city through infill and redevelopment of commercial areas
• Locates jobs and housing in concentrated areas (e.g. districts) around the city to provide a mix of uses, including housing and retail
Draft Future Land Use Map
## Next Steps/Schedule

<table>
<thead>
<tr>
<th>March</th>
<th>April</th>
<th>May/June</th>
</tr>
</thead>
</table>
| Joint Work Session  
Draft Land Use Map | Planning Commission  
Draft Plan | City Council  
Draft Plan Adoption |
| City Council  
Draft Land Use Map |                       |                           |