

**COMMISSION ACTION FORM**

**SUBJECT: ZONING TEXT AMENDMENT FOR RESEARCH AND INNOVATION  
(R-I) ZONING DISTRICT HUB AREA MINIMUM HEIGHT**

**BACKGROUND:**

The City recently created the Research and Innovation Zoning District (R-I) in July 2015. The R-I district included standards for industrial uses as well as an option to create a commercial center known as the Hub Activity Area. The zoning standards are distinct in the Hub Area from the typical industrial standards. The intent was to create an opportunity for a more intense node of activities through the allowance of commercial uses, building requirements, and reduced parking requirements.

Staff identified an error in the final language of the Zoning District where a standard for a minimum 2-story height was omitted from the ordinance. Staff had indicated in the Council and Commission Action forms that there was a 2-story height requirement in the Hub Area, but due to the final changes to the language as it was being written it did not get incorporated in the ordinance.

Staff proposes adding the following standard to Table 29.903 (3):

Minimum Height Hub Activity Area	2 Stories
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**ALTERNATIVES:**

1. The Planning & Zoning Commission can recommend that the City Council adopt the proposed amendment to the Research Park and Innovation Zoning District for minimum height within the Hub Activity Area.
2. The Planning & Zoning Commission can recommend the City Council decline to adopt the minimum height standard in the RI Zoning District and continue to utilize the PI zoning district for the ISU Research Park.
3. The Planning & Zoning Commission can recommend a alternative language for the minimum height standard.

**RECOMMENDED ACTION:**

The proposed minimum height fits the intent of the RI zoning district for a more intense commercial Hub Activity Area. The proposed 2-story height requirement was originally contemplated as part of the creation of the RI zoning district, but was unintentionally omitted in the final ordinance. The Research Park Inc. had previously agreed to the concept and believed it met their interests for the Hub Activity Area as well.

**Therefore, it is the recommendation of the Department of Planning and Housing that the Planning and Zoning Commission act in accordance with Alternative #1.**