

## **TIMELINE OVERVIEW**

July 23, 2003 - City Council's Land Use and Housing Committee directed Planning Department staff to develop an ordinance that would regulate large retail development.

February 24, 2004 - Community Planners Committee (CPC) considers a draft ordinance that limits large retail development to 100,000 square feet, except in Regional Commercial zones and Centre City Planned District area. The committee voted 18-1-0 to deny the draft ordinance based on discussion focused on not limiting the establishment of large single-tenant retail uses in a community.

April 8, 2004 - Planning Commission Hearing where a revised draft ordinance is considered: (a) a large single-tenant retail establishment (greater than 75,000 square feet and not exceeding 150,000 square feet) is allowed via a Process 4 - Conditional Use Permit in all Community Commercial zones, all Industrial zones with the exception of the Park Industrial zones, and all Planned Districts with exception of Centre City Planned District; and (b) a large single-tenant retail establishment (greater than 75,000 square feet) is permitted by right and without limitations in the Regional Commercial zones and Centre City Planned District area. The commission voted 7-0 to continue the item so that staff could return with information on a number of items to address Planning Commissioners' questions.

May 6, 2004 - Economic Development Trends Workshop with Bill Anderson that covered topics, such as understanding the variety of formats of retail establishments that currently exist today (i.e. strip commercial, large retail, power centers, etc.) as well as learning about current trends, such as mixed-use development, redevelopment of greyfield sites that were built during the 1960's, and growing interest in inner-city markets.

May 13 and May 20, 2004 - Workshops on Regulating Large Retail Establishments (topics covered: land use issues, traffic issues, existing land development code regulations, possible additional regulations, environmental issues, fiscal and economic issues).

July and August, 2004 - Meetings with stakeholders (Lowe's, Walmart, Costco, Joint Labor Management Committee, Building Industry Association, Business Improvement District Council, John Ziebarth, Center for Policy Initiatives).

July 27, 2004 - CPC meeting where staff presents as an informational item several options/alternatives that were discussed at previous Planning Commission workshops during May of 2004.

August 11, 2004 - Meetings with Technical Advisory Committee (TAC) and Code Monitoring Team (CMT) to obtain input on various options/alternatives discussed at the Planning Commission workshops in May of 2004.

September 8, 2004 - Second meetings with TAC and CMT to obtain their formal recommendations in terms of possible new regulations, incentives, thresholds, options/alternatives previously discussed at their August meetings.

September 13, 2004 - First meeting with CPC Subcommittee on Large Retail Development in order to discuss staff's proposed ordinance.

September 14, 2004 - Second and final meeting with CPC Subcommittee on Large Retail Development where a motion was made and approved by the subcommittee to approve staff's recommendation with two modifications: 1) eliminate the 150,000 square-foot building size limit and 2) establish discretionary review at 75,000 square feet instead of 100,000 square feet in the CC zones and planned districts.

September 28, 2004 – CPC meeting to consider a revised staff's recommended proposed ordinance on large retail establishments.