

COMMERCIAL OFFICE (CO)

The commercial office (CO) guiding designation allows a variety of uses, including professional offices, administrative offices, research and laboratory facilities, wholesale showrooms, service facilities (e.g., conference centers, lodging and reception halls), residential care facilities (e.g., nursing homes and assisted living), senior citizen housing, and business uses having limited contact with the general public. Based on the specialized nature of potential residential uses, the City does not project the level of residential use on any of its CO sites.

CO sites may provide for limited retail sale of convenience-type products and services for the immediately surrounding area. Commercial uses in this classification are expected to develop with the highest standards of design and performance. Consequently, they should have a higher level of amenities such as landscaping, preservation of natural features, architectural controls, pedestrian trails and other features. Office parks and campus-style developments are encouraged in these areas. Commercial offices, residential facilities, and senior citizen housing can also serve as, and provide for, an orderly and progressive transition between higher and lower intensity land uses.

Guidelines and Criteria	
Minimum Area:	<ul style="list-style-type: none"> • Ten acres for office parks and business campus developments • One acre for smaller projects that serve as a transition between business and residential areas
Density Range:	<ul style="list-style-type: none"> • 6 to 20 dwelling units per acre if residential use included
City Utilities:	<ul style="list-style-type: none"> • Required in all areas
Corresponding Zoning Districts	<ul style="list-style-type: none"> • B-C (Business Campus District) • O (Office District) • Other zoning districts as may be appropriate
Types of Development:	<ul style="list-style-type: none"> • High amenity office facilities (e.g., administrative, executive, medical, research, professional and government offices, financial institutions and research and development laboratories) • Residential facilities (e.g., nursing homes and assisted living) and senior citizen housing
Development Location Criteria:	<ul style="list-style-type: none"> • Abuts or has reasonably direct access to arterials • In conjunction with major commercial centers • The high amenity development expected renders the CO areas very suitable as “gateways” to the city • Residential care facilities and senior citizen housing should be near parks or permanent open space (city park, community playfield, special use park, school recreation facility, conservation area, etc.) • Residential facilities and senior citizen housing should be near neighborhood shopping facilities

Desirable Facilities:	<ul style="list-style-type: none">• Park within ½ mile for residential facilities and senior citizen housing developments• Sidewalks or trails connecting residential care facilities and senior citizen housing developments to other services and facilities, such as parks, churches and shopping centers• Transit facilities on residential facility sites and senior citizen housing sites or within ½ mile walking distance of such developments
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MIXED USE (MXD)

Development within the Mixed Use (MXD) classification is expected to demonstrate a higher standard of site and building design. Evaluation of building design will be based on the building's relationship to its surroundings and the following architectural characteristics: materials; texture; colors; massing; building components and details; articulation of roof lines and exterior walls; height; and setbacks.

In meeting a higher standard of site design, mixed use developments should include such things as: well-defined pedestrian walkways; transit improvements; decorative paving materials; street furniture; public plazas; decorative pedestrian-scale lighting; the screening of parking and loading areas; and a quality landscape design that ties together all of the individual elements of the development.

To encourage pedestrian movement and reduce impervious surfaces, parking for either residential or non-residential uses should not dominate the site. Reducing the amount of surface parking should be accomplished through structured parking, shared parking or by locating a portion of the parking beneath the building.

Guidelines and Criteria	
Minimum Area:	<ul style="list-style-type: none"> • Five acres
Density Range:	<ul style="list-style-type: none"> • 12 to 35 units per acre (residential density is calculated using the total land area for the development) • Note: 35 units/acre approved via Resolution 2021-081
City Utilities:	<ul style="list-style-type: none"> • Required in all areas.
Corresponding Zoning Districts	<ul style="list-style-type: none"> • PUD (Planned Unit Development)
Types of Development:	<ul style="list-style-type: none"> • Multiple dwellings (apartments, townhouses and similar attached housing – all market-driven) • Commercial uses that offer basic convenience type goods and services • Community-scale commercial uses that are not oriented toward the motorist • Office facilities (professional, medical, dental and similar uses) • No single use shall dominate the site • Both vertical and horizontal mixing of uses is permitted
Development Location Criteria:	<ul style="list-style-type: none"> • Abuts or has reasonably direct access to major collectors or minor arterials • Mixed use developments may provide a transition between low density residential and more intense land uses
Desirable Facilities:	<ul style="list-style-type: none"> • Adequate recreation facilities available to the site • Sidewalks and trails connecting the development to other services and facilities, including parks, schools, churches and shopping centers • Transit facilities on the site or within ½ mile walking distance

