

TOURIST CORE AREA PLAN TOURIST CENTER GATEWAY DISTRICT, SPECIAL AREA #1 AMENDMENT



Project Address: Tourist Core Area Plan, Tourist Center Gateway District, Special Area #1

Project Description: The proposed amendment would add the following uses as a special use in the TCAP Tourist Center Gateway (TSC-G) District, Special Area 1: industrial services; wholesale and distribution; and small-scale manufacturing. The proposed amendment specifies that each of these new special uses would be allowed only in connection with a retail commercial use where they will enhance the visitor experience, and that the additional special use shall be limited in size to thirty (30) percent of the associated retail space.

As part of this amendment the City would modify the existing land use definition of “industrial services,” and would add a definition for “wholesale and distribution” (not a currently defined use in the TCAP). The proposed definitions for each of these uses is as follows:

- **Industrial Services.** Establishments providing light industrial services to an associated retail commercial primary use while providing educational and/or demonstration opportunities to the public.
- **Small Scale Manufacturing.** Establishments primarily engaging in retail sales and secondarily as a fine art or craftsman demonstration workshop of light industrial nature such as sculptor, potter, weaver, carver, jeweler, or other similar art that requires artistic skill. Outside storage or display would require approval of a Special Use Permit.
- **Wholesale and Distribution.** Retail commercial establishments engaged in, as a secondary use, the storage of merchandise and distribution of products for sale.

The proposed amendment would modify TCAP Permissible Use List (TCAP Appendix C – Table 1) and List of Primary Uses and Use definitions (TCAP Appendix C – Table 2). The proposed amendment does not involve any other changes to the TCAP, and does not involve any changes to existing policies, or to any development or design standards, or maps. Figure 1 display the zoning districts of the TCAP including TSC-G Special Area 1.

The purpose of the proposed amendment is to encourage The City’s objective is to facilitate the development and redevelopment of a wide range of tourist related commercial uses (i.e., light industrial demonstration workshops and product production) that are related to a primary retail commercial use and enhance the tourist destination goals of the Tourist Core Area Plan.

Zoning District: Tourist Center Gateway District, Special Area #1 and Tourist Center

Status: Planning

Decision Making Authority: City Council

Public Hearing Date: Planning Commission, September 16, 2021

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Download Documents:

[Notice of Availability and Notice of Intent](#)
[Draft Initial Study/Negative](#)