

# **Tourist Core Area Plan Amendments**

**TRPA**

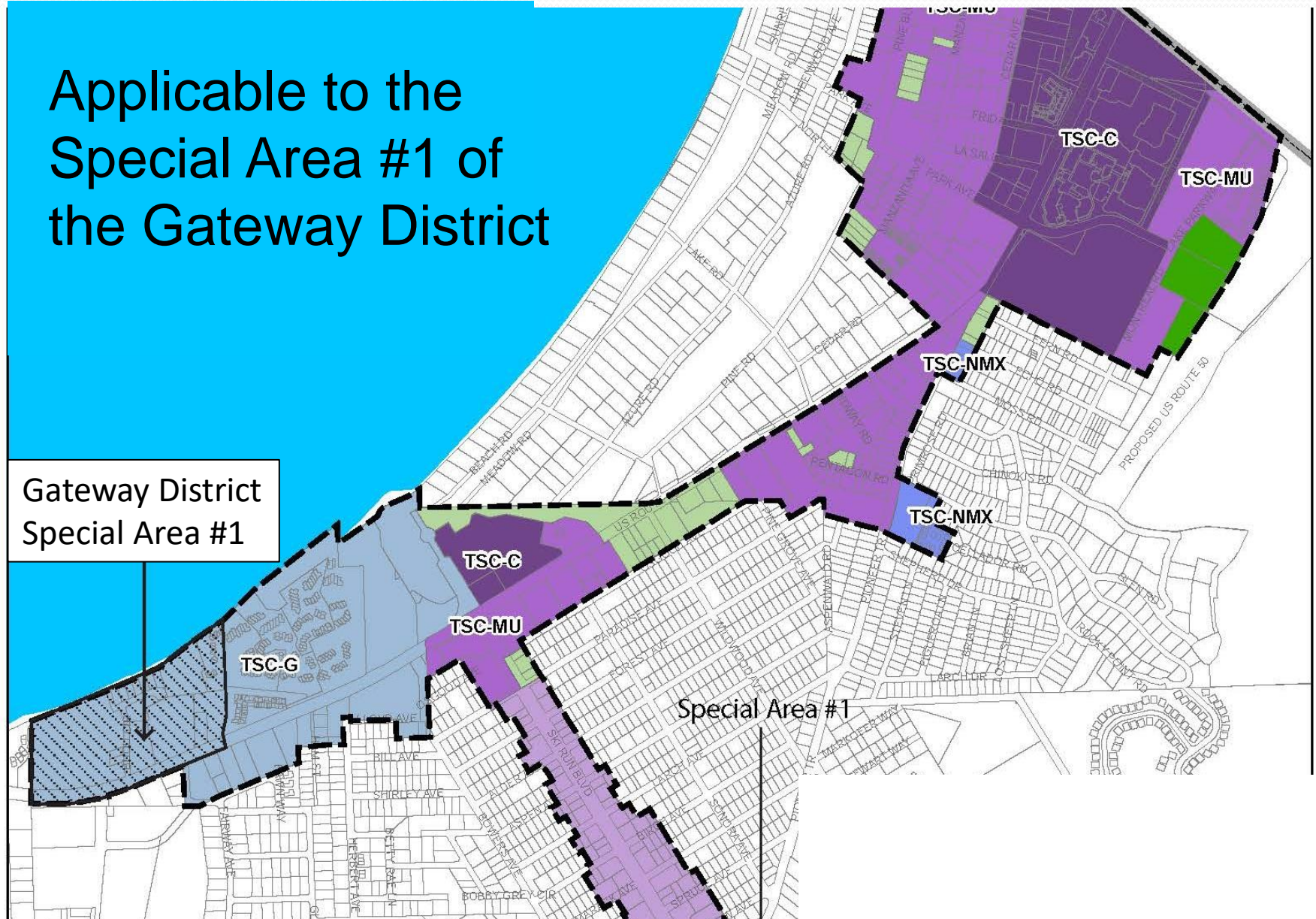
**Advisory Planning Commission**

**January 18, 2022**

# Project Location

Applicable to the  
Special Area #1 of  
the Gateway District

Gateway District  
Special Area #1



# Gateway District Land Use Vision

- Provide for an attractive mixed-use commercial and tourist accommodation corridor that provides a welcoming gateway to the tourist core area.
- The district provides for an array of uses including tourist accommodation, residential, commercial retail, restaurants and recreation uses.
- The district currently has a mix of tourist accommodation, commercial retail, restaurants and recreation uses that cater to visitors and locals.

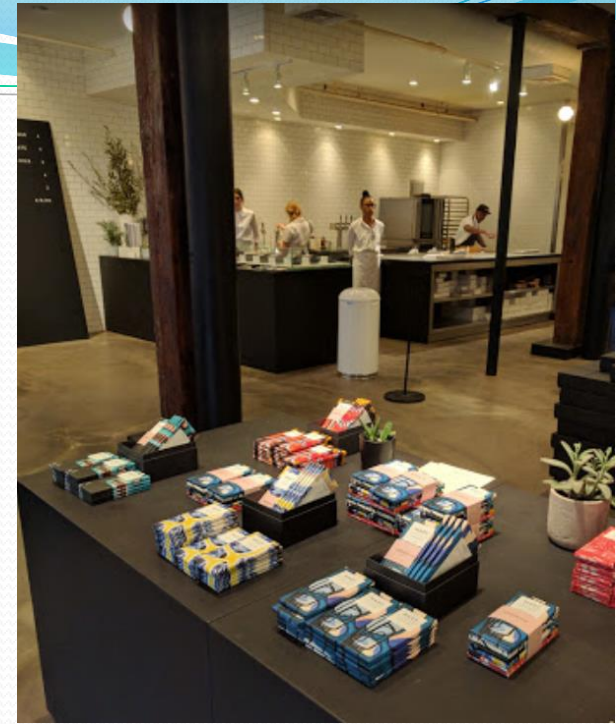
# Proposed Amendment

- Allow additional tourist-related land uses:
  - small scale manufacturing
  - industrial services
  - wholesale and distribution
- Amend or add new land use definitions for these uses.



# Examples

- Confectionary Shops
- Leather Goods
- Metal Works
- Woodworking
- Handcrafted Goods
- Chocolatiers
- Coffee Shops



# Proposed Amendment

- Only in connection with a primary retail commercial use.
- Limited to thirty (30) percent of the primary retail commercial use.
- Requires a special use permit from the City. The special use permitting process would allow the City to review a project to determine if it is a desirable use in the proposed location, if potential project impacts have been adequately addressed.
- No changes to Design and Development Standards.

# **Amendments Purpose and Need**

- Facilitate implementation of the TCAP objectives.
- Encourage tourist-related retail commercial uses and on-site product development of community made goods.
- Facilitate opportunities to enhance the retail experience through demonstrations and education opportunities.