

# South Street Remapping Proposal

## Background Information

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Item Name: South Street Remapping Proposal

## Site

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Location: Commercially zoned lots within the area bounded by Spruce Street, Front Street, Bainbridge Street, Third Street, Queen Street, Fifth Street, Fitzwater Street, Sixth Street, Bainbridge Street, 11th Street, Lombard Street, and Third Street.

## Purpose

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Origin: Community Organization

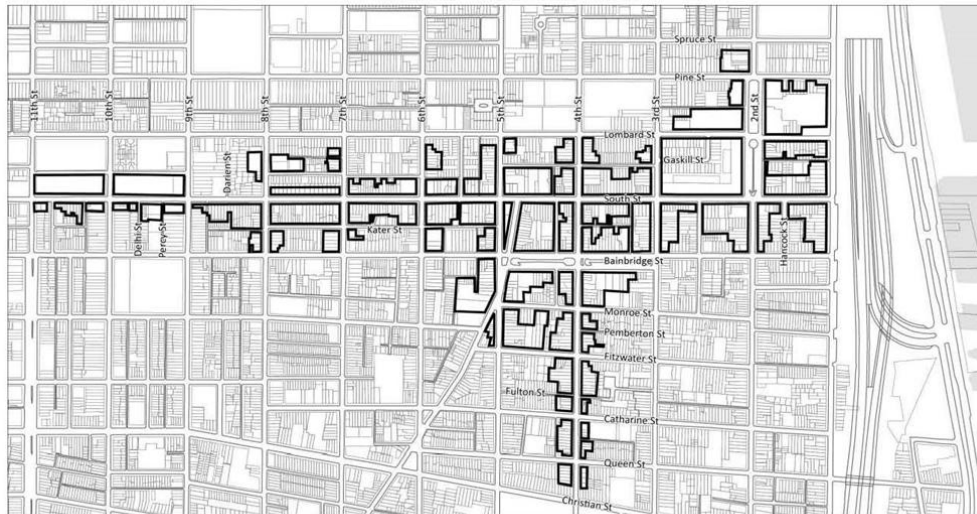
Planning Commission Staff received a Zoning Legislation Request Form submitted on March 22, 2024, to look at the zoning on South Street, as well as the overlay boundary. The overlay boundary will change to include full blocks and only commercially zoned properties to clarify which properties are included within the overlay. The intent was to look into potential solutions for increasing vibrancy along the commercial corridor.

## Proposal

### 1. Overlay Boundary

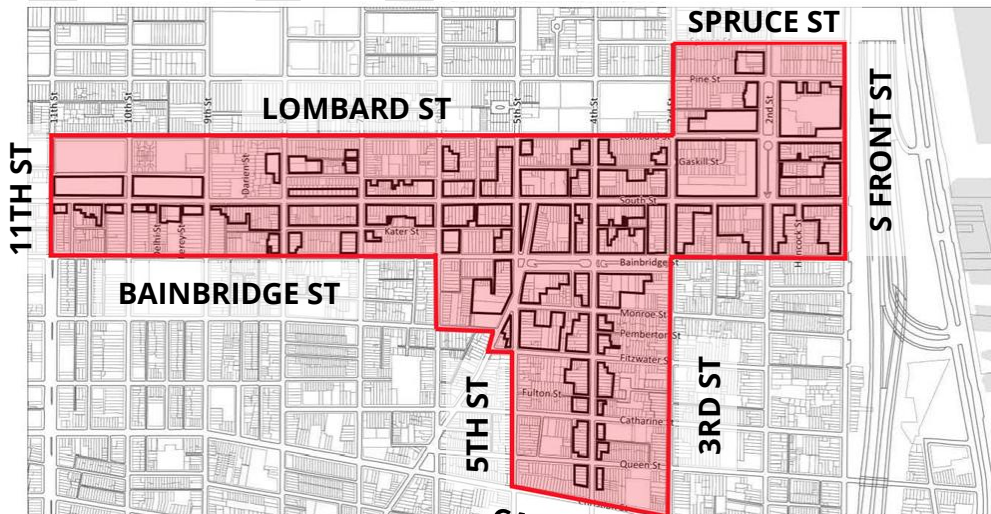
The overlay boundary will change to include full blocks. This will provide clarity to the sites within the overlay and will only apply to commercial properties. This continues the City's efforts to make a more consistent and predictable zoning code. While the boundary looks larger, it is not impacting any additional properties.

#### *Current Boundary*



South Street/Head House Square Area

#### *Proposed Boundary*



South Street/Head House Square Area

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## 2. Remapping

**There are two options for the remapping listed below. The option that will move forward, will be based on community feedback.**

### Option 1:

Upzone specific properties along South Street from CMX-2.5 to CMX-3 with additional allowances and requirements:

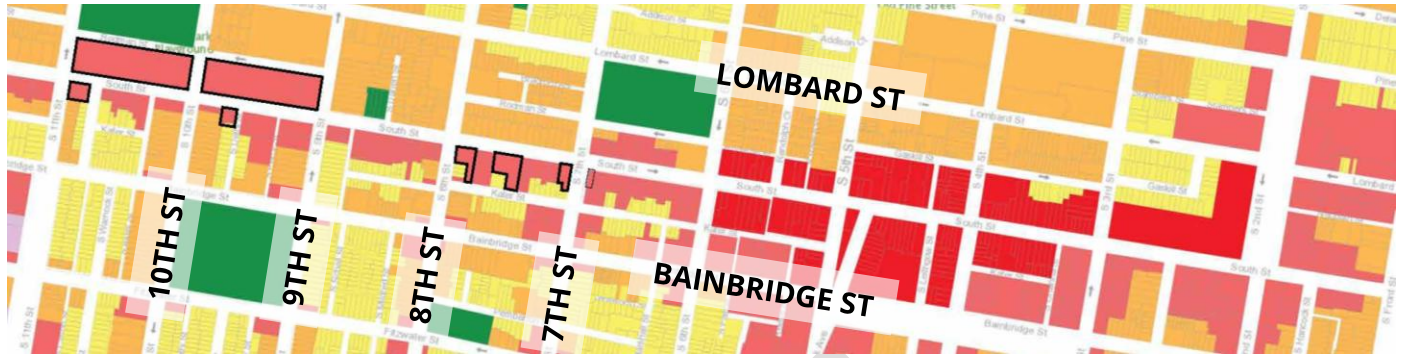
- Set height limit of 65'
- No parking minimums
- Commercial required on ground floor for new construction






The surrounding neighborhood context of the proposed upzoned properties includes two-three- and four-story rowhomes, historic structures, large-scale commercial businesses and a mixture of all three property types. Several transit routes run within and are adjacent to the focus area boundary making it accessible to people across the city. It will also allow for sustainable growth along the corridor.

The following properties are proposed to be upzoned and can be seen outlined in black on the map below.

- 1001 South Street
- 1042-1048 South Street
- 600 S 10<sup>th</sup> Street
- 1000 South Street
- 901-945 South Street
- 932-938 South Street
- 740-746 South Street
- 720-730 South Street
- 700-702 South Street
- 650 South Street

# South Street Remapping Proposal



|   |       |   |             |   |         |
|---|-------|---|-------------|---|---------|
|  | RSA-5 |  | CMX-1,2,2.5 |  | SP-PO-A |
|  | RM-1  |  | CMX-3       |   |         |

**OR**

## Option 2:

Upzone specific properties along South Street from CMX-1, CMX-2, or CMX-2.5 to CMX-3 with additional allowances and requirements:

- Set height limit of 65'
- No parking minimums
- Commercial required on ground floor for new construction

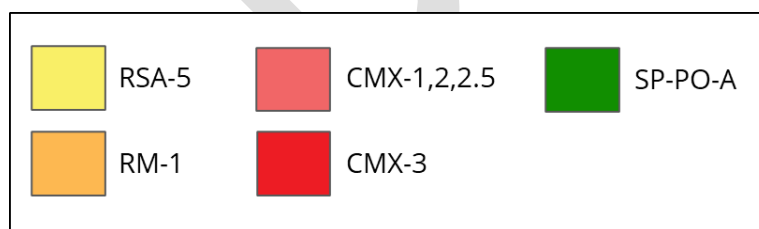
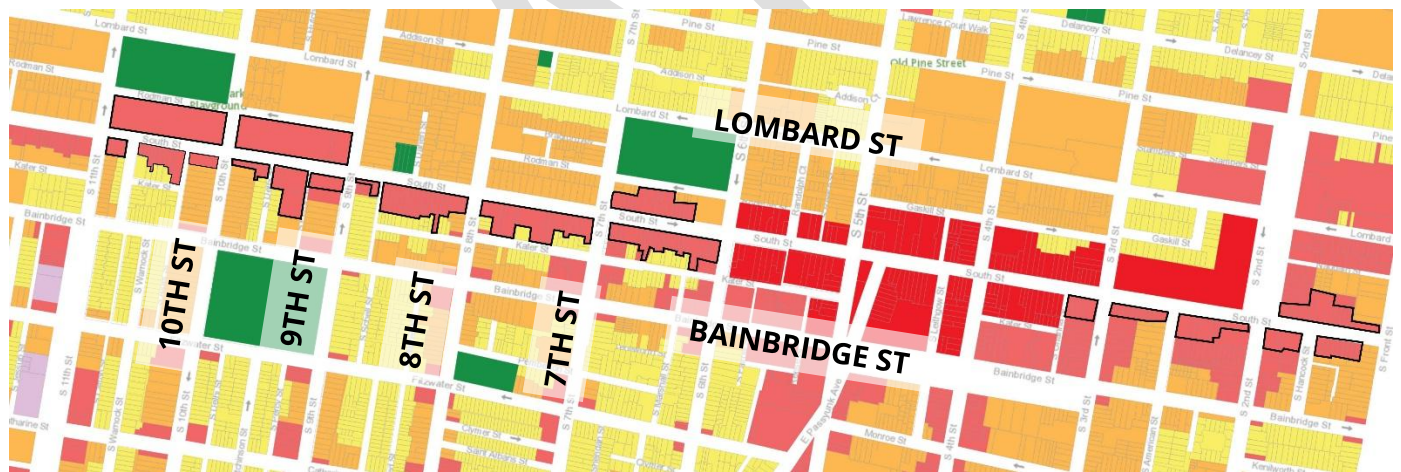
Properties that are residential or designated historic will not be rezoned. List of historic properties include:

- 140 South Street
- 309-11 South Street
- 315 South Street

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- 317 South Street
- 321-23 South Street
- 325 South Street
- 329 South Street
- 333 South Street
- 335 South Street
- 337 South Street
- 339 South Street
- 341 South Street
- 343-45 South Street
- 814 South Street
- 841-47 South Street
- 1016-18 South Street

The following areas are proposed to be upzoned and can be seen outlined in black on the map below. (Historic properties may be highlighted but will be excluded.)



### 3. Sign Controls

The unique signs along South Street bring character to the commercial corridor. This proposal will allow for signs above the second floor, as long as they are

hung below the cornice line and allow for projecting signs. All legal signs will be grandfathered in, with new signs needing Art Commission approval.

#### 4. Use Regulations

Allowing more types of uses will lower the barrier of entry and add diversity to new small businesses. The following uses are proposed to be **allowed**:

- Take-Out Restaurant
- Body Art Service
- Fortune Telling Service

The following uses will continue to be **prohibited**:

- Drug Paraphernalia Sales
- Gun Shop
- Assembly and Entertainment
- Smoking Lounge
- Vehicle and Vehicular Equipment Sales and Services

#### 5. Lights

- Temporary holiday lighting allowed
- No flashing lights
- No interior lighting or illuminated signs in windows facing South Street

## Staff Analysis

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Key Stakeholders: Councilmember Squilla, Department of Commerce, Bella Vista Neighbors Association, Queen Village Neighbors Association, Society Hill Civic Association, Washington Square West Civic Association, South Street Headhouse District

Staff Interactions: Working group meeting 1: August 7, 2024

# South Street Remapping Proposal

Working group meeting 2: December 9, 2024

Working group meeting 3: August 4, 2025

Virtual Survey Open to the Public: August-December 2024

Walking tour of South Street Businesses: September 24, 2024

- Planning Commission and Commerce Staff

Cultural Survey by Historic Commission: Summer 2025

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