

MEMORANDUM

TO: Mayor and City Council
City Planning Commission

FROM: Wendy L. Rampson, Planning Manager

DATE: May 17, 2010

SUBJECT: Update on Proposed Amendments to Chapters 55 (Zoning) and 59 (Off-street Parking) regarding Area, Height and Placement standards.

Background

On March 16, 2009, City Council approved a public outreach strategy and appointed an outreach advisory committee for the proposed amendments to Chapters 55 and 59 pertaining to Area, Height and Placement standards. A total of eight public meetings were held in 2009. Staff provided City Council with a memo on November 6, 2009 summarizing the outreach effort, the major themes from public comment and proposed modifications to the draft amendments. Those proposed modifications included the following:

- Restore height limitations for Office, Research, ORL, and C3 zoning districts.
- Reexamine proposed increases in Retail Density (FAR) to ensure that the standards are sensitive to the dramatic differences in lot size and context of retail districts.
- Explore ways to reduce impacts in those areas where residential districts abut non-residential districts.
- Reexamine front setbacks to ensure that they are appropriate for each zoning district in a variety of locations.
- Revise the proposed maximum setbacks for the R2A and R2B districts so that the standard applies only to larger development projects and not small infill lots in established neighborhoods.

Proposed Modifications to the Draft Amendments

Staff worked with the Planning Commission's Ordinance Revisions Committee to modify the proposed amendments to address the major concerns expressed during the public outreach process. The following is a summary of the substantive modifications that are proposed:

HEIGHT

Restore Height Limitations for O, RE, ORL, and C3

- Office: not to exceed 55' and 4 stories (from uncapped)
- RE: not to exceed 55' and 4 stories (from uncapped)
- ORL: not to exceed 55' and 4 stories (from uncapped)
- C3: not to exceed 55' and 4 stories (from uncapped)

Reduce Maximum Height in R5 (Hotels).

- From 120' to 50' or 80' with parking below at least 35% of the building

Add restriction to height limitation in R4 districts

- The proposed 45' height limit can now only be achieved for those buildings with parking under at least 35% of a building

Reduce maximum height in the C2B (Business Service) from 60' to 55'

FLOOR AREA RATIO

Reexamine proposed increases to Retail FAR

- Reduce FAR in C1 to 100% (from 200%)
- Reduce FAR in C1B to 150% (from 200%)
- FAR in C3 to remain at 200%

NEIGHBORHOOD IMPACTS

Reduce impacts where residential abuts non-residential

- Increase side and rear setbacks where non-residential abuts residentially zoned land from 20' to 30' wherever 20' was required
- Require additional 1 foot side and rear setback for each 1 foot of building height above 30' (e.g. a new 55' building abutting residential would need to be set back 55' from the residential property line)
- Restore the 100' setback requirement for RE (Research) for side and rear setbacks
- Proposed adding modifications to Chapter 62 (Landscaping & Screening) in the following manner: a) add multiple family uses to those uses requiring a conflicting land use buffer when abutting residential property; b) increase the number of required trees in the conflicting land use buffer from 1 tree per 20 lineal feet to 1 tree per 15 lineal feet. This change is

being coordinated with Public Services (Systems Planning) which is currently pursuing amendments to Chapter 62

SETBACKS

Re-examine front setbacks

- C1: increase minimum to 10' (from none)
- C1B: increase minimum to 10' (from none)
- C2B: reduce maximum to 25' (from 40')
- C3: reduce maximum to 25' (from 40')
- M1/M1A: reduce minimum to 15' (from 25')
- M2: reduce minimum to 15' (from 50')

SETBACKS IN R2 DISTRICTS

Revise maximum front setbacks for R2A/R2B

- Eliminate proposed maximum front setbacks

OTHER

Add maximum house size to R1E

- Limit the size of new homes in the R1E district to 2,000 square feet to encourage affordable housing and housing diversity

Limit residential uses in RE (Research)

- Require Special Exception Use permission for residential uses in RE. The Special Exception process requires special permission to ensure that a proposed residential use in the RE district will not create adverse conditions

Eliminate proposed amendments to the “Accessory Building” section of Chapter 55 related to the size of decks and the placement of garages

- Proposed language on decks and garages is more appropriate for another amendment project

Delete language in the C1A/R district (core zoning district in Packard/State/Hill area) that pertains to rear and side yards:

- Delete the following language which discourages the development of residential buildings 5 stories or less: “When a building containing any residential uses does not exceed 5 stories in height, the total square footage of the front, rear and side yards shall not be less than 30% of the lot area”. This language discouraged new construction that would be consistent in scale with existing character of Packard/State/Hill area

Next Steps

Staff has scheduled a public forum at 7:00p.m. on June 16, 2010 at Cobblestone Farm to present the proposed modifications to members of the public. Staff will also reconvene the Technical Advisory Committee in June to review the proposed revisions. Staff intends to present the draft amendments to the environmental and energy commissions as well. After these meetings, the Planning Commission will hold a public hearing on the revised amendments and consider making a recommendation to City Council. Staff anticipates the proposed amendments to be presented to City Council in early fall.

SUMMARY OF PROPOSED AMENDMENTS:

Below is a summary of the major proposed changes to Chapters 55 (Zoning) and 59 (Off-street Parking) regarding Area, Height and Placement standards (these proposed amendments do not include any changes for downtown zoning districts):

1. New Single-Family Zoning District (R1E)

The new district would require a minimum lot size of 4,000 square feet and a 15-foot front setback.

<u>Zoning Dist.</u>	<u>Min Lot Size</u>	<u>Min Front Setback</u>	<u>Min Lot Width</u>
R1A	20,000 sq/ft	40-feet	90-feet
R1B	10,000 sq/ft	30-feet	70-feet
R1C	7,200 sq/ft	25-feet	60-feet
R1D	5,000 sq/ft	25-feet	40-feet
R1E	4,000 sq/ft	15-feet	34-feet

2. Reductions in minimum front setbacks; maximum front setbacks proposed.

<u>Zoning District</u>	<u>Existing Min. Front</u>	<u>Proposed Min/Max</u>
R3 (Townhouse)	40'	15'min/40'max
R4A (Multifamily)	40'	15'min/40'max

R4B (Multifamily)	25'	15'min/40'max
R4D (Multifamily)	40'	15'min/40'max
R4E (Multifamily)	25'	15'min/40'max
R5 (Hotel-Motel)	50'	15'min/50'max
O (Office)	25'	15'min/40'max
RE (Research)	75'	25'min/50'max
ORL (Office/Research/Limited Ind.)	75'	25'min/50'max
C1 (Local Business)	25'	10'min/25'max
C1B (Community Convenience Center)	25'	10'min/25'max
C2B (Business Service)	40'	10'min/25'max
C3 (Fringe Commercial)	40'	10'min/25'max
M1 (Limited Industrial)	formula	15'min/no max
M2 (Heavy Industrial)	50'	15'min/no max

3. Increases in height for commercial districts and multifamily districts.

<u>Zoning District</u>	<u>Existing Max. Height</u>	<u>Proposed Max. Height</u>
R3 (Townhouse)	30'	35'
R4A (Multifamily)	30'	35'*
R4B (Multifamily)	30'	35'*
R4D (Multifamily)	60'	120'***
R5 (Hotel-Motel)	40'	50'***
O (Office)	40'	55'***
RE (Research)	formula	55'***
ORL (Office/Research/Limited Ind.)	50'	55'***
C1 (Local Business)	25'	35'/3 stories***
C1B (Community Convenience Center)	25'	50'/4 stories***
C2B (Business Service)	60'	55'/4 stories***
C3 (Fringe Commercial)	35'	55'/4 stories***

4. Increases in Floor Area Ratio (FAR) for commercial districts.

<u>Zoning District</u>	<u>Existing FAR</u>	<u>Proposed FAR</u>
O (Office)	40%	75%
RE (Research)	30%	75%
ORL (Office/Research/Limited Ind.)	40%	75%
C1 (Local Business)	40%	100%
C1B (Community Convenience Center)	40%	150%
C3 (Fringe Commercial)	50%	200%
M1 (Limited Industrial)	60%	75%

5. Residential Uses allowed in the RE zoning district with Special Exception Use.

- * 45' maximum height if parking is provided below at least 35% of the building; an additional 1' of rear and side setback is required for each foot of height above 30' when abutting residentially zoned land.
- ** 80' maximum height if parking is provided below at least 35% of the building.
- *** Plus one foot of additional rear and side setback for each foot of building height above 30' when abutting residentially zoned land.