

MEMORANDUM

TO: Mayor and Council

FROM: Colin Smith, Interim Planning Manager

DATE: September 18, 2015

SUBJECT: White/State/Henry PUD Supplemental Regulations

The White/State/Henry PUD, 701 Henry Street, Site Plan and Zoning were approved by City Planning Commission on July 21, 2015 and a First Reading was held by the City Council on August 17, 2015. As part of the public benefits for this PUD, the petitioner proposes 32 affordable housing units and a minimum of 45% open space.

Following the First Reading at City Council, the petitioner has submitted to the Planning Services a request to decrease the minimum required open space on this site from a minimum of 45%, as proposed in the PUD Supplemental Regulations, to 44%. This decrease in open space (from 17,113-sq ft. to 16,699 sq ft.) allows the petitioner the flexibility to increase the entry corridors for each dwelling unit occupant to access both the rear parking area and public sidewalks. The previous proposal allowed the occupants to access either the parking area or the sidewalk, but not both. If approved, the petitioner will be required to submit an administrative amendment to the PUD Site Plan for this increase in floor area.

City's Planning Services is supportive of changing the required minimum open space from 45% to 44%. This change in the required open space from 45% to 44% is not substantive enough warranting an additional First Reading. At the Second Reading on September 21, 2015, Council is requested to amend the PUD Supplemental Regulations reducing the minimum required open space from 45% to 44%, which is 4% more open space than that required for R4C district.

C: Steven D. Powers, City Administrator
Sumedh Bahl, Community Services Area Administrator