



Legislation Text

File #: 10-0104, **Version:** 1

An Ordinance to Amend Chapter 55, Rezoning of 0.84 Acres from R4C (Multiple-Family Residential Dwelling District) and M1 (Limited Industrial District) to PUD (Planned Unit Development District), The Moravian PUD (CPC Recommendation: Approval - 7 Ayes, 1 Nay, 1 Absent) (Ordinance No. OR-10-09) **(8 Votes Required)**

Approval of this ordinance will rezone 554 - 558 S. Fifth Avenue and 215 E. Madison Street from R4C Multiple-Family Residential Dwelling District, and rezone 201 - 211 E. Madison Street and 547 - 553 S. Fourth Avenue from M1 Limited Industrial District, to PUD Planned Unit Development. This rezoning will combine eight existing parcels into one PUD zoning district that allows multiple-family residential use and live/work space. PUD Supplemental Regulations have been prepared to establish use, density and area, height, placement, off-street parking, landscaping and screening, energy and environmental design, architectural design and affordable housing requirements for the district.

A PUD Site Plan has also been submitted, separately, for construction of a 74,370-square foot four-story building over one level of parking containing 62 dwelling units, with a combined total of 150 bedrooms, and 90 off-street parking spaces. Twelve of the 62 proposed dwelling units (19%) will be affordable to lower-income households.

The City Planning Commission recommended approval of this rezoning at its meeting of January 5, 2010. The proposed PUD Supplemental Regulations have been revised to address concerns raised by the Planning Commission at that meeting. Revisions include rewriting the findings section to better match the standards for PUD zoning district review, correcting a typographical error regarding Live/Work spaces, increasing the minimum required amount of open space, and refining the architectural design requirements.

Petition Summary:

- The rezoning consists of eight parcels. Each contains an existing structure (seven converted single-family dwellings and one former industrial building converted to several apartments). The site contains a total of 19 dwelling units.
- Half of the parcels are currently zoned R4C and half are currently zoned M1. No parcel has the required minimum lot size for its zoning designation; all are non-conforming lots.
- PUD Zoning District is requested to allow development of multiple-family use with live/work opportunities.
- The Master Plan Future Land Use Element recommends multiple-family residential uses for the area north of Madison between Main and Packard, including the subject site. The primary proposed use - multiple-family residential - is consistent with the future land use recommendation. The proposed density - approximately 75 to 115 dwelling units per acre -

exceeds the maximum permitted density in the R4C district. Affordable housing for lower income households is proposed, as required, for the additional density.

- Minimum required setbacks from an adjacent lot line range from 12 feet to 55 feet for portions of the development above grade and dictate an L-shape building.
- The total size of the building in square feet, the total number of dwelling units and the total number of bedrooms are all regulated by the PUD supplemental regulations. At most, a building of 74,408 square feet containing 92 dwelling units with 160 total bedrooms could be developed. The PUD Site Plan proposes a 74,370-square foot building containing 62 dwelling units with 150 bedrooms or flex rooms.
- 19% of the dwelling units, or 12 units, are proposed to be affordable to lower income households and must be provided on-site. The PUD Site Plan proposes all efficiency and one-bedroom units as affordable units. In the future, the mix of affordable units could be changed to include some two-, three-, or four-bedroom units along with, or instead of, the efficiency and one-bedroom units.
- Energy and environmental design requirements include LEED certification and use of renewable energy sources. Architectural design requirements include articulated elements, materials and colors that break down the mass of the building and compliment the character of the surrounding neighborhood.
- The beneficial effects for the City which warrant the zoning include: innovation in land use and variety in design; efficiency of land use and energy; and expansion of the supply of affordable housing beyond that required by the PUD (i.e. 15% minimum). The minimum requirement of 19% on-site affordable housing, in a newly constructed building in close proximity to downtown, is a particularly beneficial effect of the proposal for the City.

Attachments: Proposed Ordinance, 1/5/10 Planning Commission Minutes, 1/21/10 draft PUD Supplemental Regulations, Planning Staff Report

Prepared by: Alexis DiLeo, City Planner

Reviewed by: Wendy L. Rampson, Interim Planning & Development Services Manager and Sumedh Bahl, Interim Community Services Area Administrator

(See Attached Ordinance)