



## Legislation Details (With Text)

**File #:** 10-0253      **Version:** 3      **Name:** 05/03/10 Heritage Row ZONING and PUD  
**Type:** Ordinance      **Status:** Filed  
**File created:** 5/3/2010      **In control:** City Council  
**On agenda:** 10/24/2011      **Final action:** 10/24/2011  
**Enactment date:** 10/17/2011      **Enactment #:** ORD-10-13

**Title:** An Ordinance to Amend Chapter 55, Rezoning of 1.23 Acres from R4C (Multiple-Family Dwelling) to PUD (Planned Unit Development), Heritage Row PUD, 407-437 S. Fifth Avenue (CPC Recommendation: Approval - 6 Ayes, 2 Nays) (Ordinance No. 10-13) (8 Votes Required)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Letter to City Council - Heritage Row Withdrawal 10-21-11.pdf, 2. Heritage Row Ordinance Briefed.pdf, 3. C-4 Heritage Row Ordinance.pdf, 4. Heritage Row Ordinance Briefed, 5. Heritage Row Comparison Chart, 6. Heritage Row Supplemental Regs Revised 10-14-11 Mark-up 2 of 3, 7. Heritage Row Supplemental Regs Revised 10-14-11 Clean, 8. Heritage Row Ordinance.doc, 9. HeritageRowSupport4-20-10.docx, 10. Heritage Row 3-16-10 CPC Minutes.doc, 11. Heritage Row Staff Report 03-16-10 w/Attachments, 12. Communication from Alex DePerry, 13. Protest Petitions Regarding Heritage Row, 14. heritage row petition, 15. Heritage Row 8 Votes Memo, 16. communication from peri & patty gagalis regarding heritage row, 17. Heritage Row Zoning Notice, 18. Heritage Row Zoning Letter to Owner, 19. Heritage Row Zoning Letter to Residents, 20. Heritage Row PUD Labels

Date	Ver.	Action By	Action	Result
10/24/2011	3	City Council	Deleted from Agenda	
10/24/2011	3	City Council	Deleted from Agenda	
10/17/2011	3	City Council	Approved on First Reading	Pass
10/3/2011	3	City Council	Reconsidered	Pass
10/3/2011	3	City Council	Postponed	Pass
7/6/2010	2	City Council	Adopted on Second Reading	Fail
6/21/2010	2	City Council	Held and Closed	
6/21/2010	2	City Council	Postponed	Fail
6/21/2010	2	City Council		
6/21/2010	2	City Council	Amended	Pass
6/21/2010	2	City Council	Adopted as Amended on Second Reading	Fail
6/7/2010	2	City Council	Postponed	Pass
6/7/2010	2	City Council		
6/7/2010	2	City Council	Held and Continued	
5/3/2010	2	City Council	Approved on First Reading	Pass
3/16/2010	1	City Planning Commission	Recommended for Approval	Pass

3/16/2010 1 City Planning Commission

3/16/2010 1 City Planning Commission

~~An Ordinance to Amend Chapter 55, Rezoning of 1.23 Acres from R4C (Multiple-Family Dwelling) to PUD (Planned Unit Development), Heritage Row PUD, 407-437 S. Fifth Avenue (CPC Recommendation: Approval – 6 Ayes, 2 Nays) (Ordinance No. 10-13) (8 Votes Required)~~

In the time since City Council voted to reconsider the Heritage Row PUD at the October 3, 2011 meeting, City staff has reviewed the proposal presented by the petitioner, Jeff Helminski, and compared it to the original Heritage Row PUD that was considered by City Council on June 21, 2010. Based on this analysis and review of the City Council and Planning Commission minutes, staff had several discussions with the petitioner about modifying the proposal to ensure that the public benefit standard is met for the PUD zoning.

The petitioner has revised the proposed PUD supplemental regulations for consideration at first reading (see separate attachments). The major changes to the petitioner's proposal are compared with the original Heritage Row supplemental regulations below.

Upon review of the changes, Planning staff concludes that the revised PUD supplemental regulations do provide three public benefits: affordable housing in excess of that required (14.45 units proposed compared to 12.3 units required); innovation in land use and variety of design through incorporation of an historical streetscape; and use and reuse of seven homes that contribute to the desired character and form of an established neighborhood. See attached chart for comparison of the previous and current proposal.

Attachments: Comparison Chart, 10/14/11 Revised PUD Supplemental Regulations (Clean Version), 10/14/11 Revised PUD Supplemental Regulations (Mark-up Version)

Prepared by: Wendy L. Rampson, Planning Manager  
(See attached ordinance)