



Legislation Details (With Text)

**File #:** 23-0124      **Version:** 1      **Name:** 3/6/23 - North Maple Apartments Zoning  
**Type:** Ordinance      **Status:** Passed  
**File created:** 3/6/2023      **In control:** City Council  
**On agenda:** 4/3/2023      **Final action:** 4/3/2023  
**Enactment date:** 4/3/2023      **Enactment #:** ORD-23-08

**Title:** An Ordinance to Amend Chapter 55 (Zoning), Rezoning of 3.13 Acres from TWP (Township) and R1B (Single-Family) to PUD (Planned Unit Development), North Maple Apartments Rezoning, 1815, 1855, and 1875 North Maple and 1921 Calvin Street (CPC Recommendation: Approval - 9 Yeas; 0 Nays) (ORD-23-08)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. ORD-23-08 Briefed and Approved.pdf, 2. ORD-23-08 Briefed.pdf, 3. N Maple Apts staff report.pdf, 4. N Maple Apartments Zoning Ordinance.pdf, 5. N Maple Apartments\_PUD Supplemental Regulations.pdf, 6. 9-20-2022 CPC Approved Meeting Minutes.pdf, 7. 2023\_0227\_North Maple Road Apartments\_Complete Set\_Part 01.pdf, 8. 2023\_0227\_North Maple Road Apartments\_Complete Set\_Part 02.pdf, 9. ORD-23-08 Approval Notice.pdf, 10. WLN clipping ORD-23-08 North Maple Apts Zoning and Site Plan - Public Hearing Notice.pdf, 11. WLN clipping ORD-23-08 North Maple Apts Zoning and Site Plan - Approval Notice.pdf

Date	Ver.	Action By	Action	Result
4/3/2023	1	City Council	Held and Closed	
4/3/2023	1	City Council	Adopted on Second Reading	Pass
3/6/2023	1	City Council	Approved on First Reading	Pass

An Ordinance to Amend Chapter 55 (Zoning), Rezoning of 3.13 Acres from TWP (Township) and R1B (Single-Family) to PUD (Planned Unit Development), North Maple Apartments Rezoning, 1815, 1855, and 1875 North Maple and 1921 Calvin Street (CPC Recommendation: Approval - 9 Yeas; 0 Nays) (ORD-23-08)

Approval of this resolution will rezone parcels totaling 3.13 acres from TWP (Township), and R1B (Single-Family) to PUD (Planned Unit Development) to allow the site to be redeveloped for residential use.

Chapter Ten (Site Specific Land Use Recommendations) of the Master Plan: Land Use Element designates the future land use for this site as single-family residential. The PUD District is intended to permit flexibility in regulation of land development and accommodate the unique settings within the community.

Accompanying the rezoning petition, as a separate submittal, is a site plan petition to demolish all existing structures and construct a total of 79 dwelling units in a four-story apartment building with a single-story clubhouse. The units provided will be a mix of studio, one and two bedroom apartments. Sixty-five off-street parking spaces are proposed, all of which have EV infrastructure. The petitioner is proposing that 15% of the dwelling units be permanently affordable (60% or less Area Median Income). Twelve of the units have been identified as permanently affordable. Solar panels are

proposed on the roof which includes a 90kW STC (Standard Test Conditions) system which is anticipated to generate approximately 112 kilowatt hours annually or at least 15% of annual electrical use. On-site energy storage batteries in the basement will be charged by the roof top solar panels. The project is proposed to use all electrification including HVAC systems and appliances. Building sealing and insulation exceed Building Code requirements. Triple pane windows are proposed. An AAATA bus shelter will be provided as well as a mid-block crossing of North Maple Road.

The City Planning Commission recommended approval of the PUD zoning, supplemental regulations, and site plan.

Attachments: September 20, 2022 Planning Commission Minutes  
Prepared by: Jeff Kahan, City Planner  
Reviewed by: Brett Lenart, Planning Manager  
Derek Delacourt, Community Services Area Administrator  
(See Attached Ordinance)