Legislation Details (With Text)

File #:	22-0269	**Version:** 1	**Name:**	3/7/22 350 South Fifth Avenue PUD Zoning	
Type:	Ordinance		**Status:**	Passed	
File created:	3/7/2022		**In control:**	City Council	
On agenda:	4/4/2022		**Final action:**	4/4/2022	
Enactment date:	4/4/2022		**Enactment #:**	ORD-22-03	

Title: An Ordinance to Amend Chapter 55 (Unified Development Code), Rezoning of 0.8 Acre from D1 (Downtown Core) to PUD (Planned Unit Development District), 350 S. Fifth Planned Unit Development (CPC Recommendation: Approval - 8 Yeas and 0 Nays). (ORD-22-03)

Sponsors:

Indexes:

Code sections:

Attachments: 1. ORD-22-03 Briefed and Approved.pdf, 2. 350 S Fifth Revised Supplemental Regulations - April 4 2022 As Approved.pdf, 3. ORD-22-03 Briefed.pdf, 4. Ordinance 350 S Fifth PUD Zoning and Supplemental Regulations.pdf, 5. Staff Report for January 20 2022 CPC w Maps.pdf, 6. 350 S Fifth PUD Conceptual Plan.pdf, 7. 1-20-2022 CPC Minutes w Links.pdf, 8. Memo to City Council re affordable housing units or payment-in-lieu 3.24.22.pdf, 9. 350 S Fifth Revised Supplemental Regulations - April 4 2022.pdf, 10. ORD-22-03 Approval Notice.pdf, 11. WLN clipping ORD-22-03 350 S Fifth PUD Zoning - Approval Notice.pdf

Date	Ver.	Action By	Action	Result
4/4/2022	1	City Council	Held and Closed	
4/4/2022	1	City Council		
4/4/2022	1	City Council	Amended	
4/4/2022	1	City Council	Adopted on Second Reading	Pass
3/7/2022	1	City Council	Approved on First Reading	Pass

An Ordinance to Amend Chapter 55 (Unified Development Code), Rezoning of 0.8 Acre from D1 (Downtown Core) to PUD (Planned Unit Development District), 350 S. Fifth Planned Unit Development (CPC Recommendation: Approval - 8 Yeas and 0 Nays). (ORD-22-03)
Approval of this Ordinance will zone the 350 S. Fifth Planned Unit Development (PUD) with Supplemental Regulations. The Supplemental Regulations stipulate the following required development attributes, among others:

- A two-phase development including an affordable and mixed-income phase.
- The development of a minimum of 100 and 40% of all residential dwellings as affordable dwelling units.
- The allocation of property to provide an expansion of the Blake Transit Center, and other modifications to UDC requirements as detailed in the Supplemental Regulations.
- Prohibition of any vehicular curb cut on William Street.
- A fully electrified building, constructed to meet 2021 IECC Zero Code Appendix. Since Planning Commission review, the supplemental regulations have been modified to permit a natural gas connection only for emergency back-up generator purposes.

The proposed PUD regulations provide modifications of existing development standards, including:

- Increase in height to a maximum of 275 feet.
- Relief from driveway width, building frontage requirements, and street tree requirements along Fourth and Fifth Avenue ROWs.
- Elimination of any vehicular parking requirement.

This ordinance is accompanied by a separate PUD Concept Plan, which demonstrates one way in which a development could be proposed to comply with the proposed regulations of this PUD. This PUD Concept Plan, demonstrating one example of compliance with the proposed regulations demonstrates:

- A 248 foot tall building, consisting of approximately 283,000 square feet.
- 370 total residential dwelling units, 145 of which are affordable.
- The provision of the required bus bays along the north property line, adjacent to the Blake Transit Center.

The City Planning Commission, at its meeting of January 20, 2022, recommended approval of this request.

Attachments: Proposed Ordinance with Supplemental Regulations
350 S. Fifth Conceptual PUD Plan
350 S. Fifth Staff Report
1/20/22 Planning Commission Minutes
Prepared By: Jeff Kahan, City Planner
Reviewed By: Brett Lenart, Planning Manager
Derek Delacourt, Community Services Area Administrator
Approved By: Milton Dohoney Jr., Interim City Administrator
See Attached Ordinance