

Zoning Ordinance Amendment – Sections 10-3-55.4 and 10-3-55.6 (e)



Among other uses, the following are permitted by special use permit only:

- (1) Multiple-family dwellings of more than twelve (12) units per building under conditions set forth in subsection 10-3-55.6(e) and such other conditions deemed necessary by city council.
- (2) Multiple-family buildings greater than four stories and/or fifty-two (52) feet in height under conditions set forth in subsection 10-3-55.6(e) and such other conditions deemed necessary by city council.

Section 10-3-55.6 (e)

Multiple-family development SUPs may be approved if the following conditions as determined by City Council are met:

- 1) Existing multiple-family development, or land planned for multiple-family development according to the Land Use Guide in the Comprehensive Plan, is located adjacent to, across the street from, or in close proximity to the proposed multiple-family development.
- 2) The applicant has demonstrated that adequate vehicular, transit, pedestrian and bicycle facilities:
 - Currently serve the site; or
 - Are planned to serve the site according to a city or state plan with reasonable expectation of construction within the timeframe of the need created by the development; or
 - Will be provided by the applicant at the time of development; or
 - Are not needed because of the circumstances of the proposal.
- 3) The applicant has demonstrated that the proposed multiple-family development's design is compatible with adjacent existing and planned single-family, duplex and townhouse development. Compatibility may be achieved through architectural design, site planning, landscaping and/or other measures that ensure that views from adjacent single-family, duplex and townhouse development and public streets are not dominated by large buildings, mechanical/electrical and utility equipment, service/refuse functions and parking lots or garages.
- 4) The applicant has shown that the site is environmentally suitable for multiple-family development. There shall be adequate area within the site, or the development shall be designed, to accommodate buildings, roads and parking areas with minimal impact on steep slopes and floodplains.

Option #1: Section 10-3-55.6 (e)

Multiple-family development SUPs may be approved if the following conditions as determined by City Council are met:

- ~~1) Existing multiple-family development, or land planned for multiple-family development according to the Land Use Guide in the Comprehensive Plan, is located adjacent to, across the street from, or in close proximity to the proposed multiple-family development.~~
- 2) The applicant has demonstrated that adequate vehicular, transit, pedestrian and bicycle facilities:
 - Currently serve the site; or
 - Are planned to serve the site according to a city or state plan with reasonable expectation of construction within the timeframe of the need created by the development; or
 - Will be provided by the applicant at the time of development; or
 - Are not needed because of the circumstances of the proposal.
- ~~3) The applicant has demonstrated that the proposed multiple-family development's design is compatible with adjacent existing and planned single-family, duplex and townhouse development. Compatibility may be achieved through architectural design, site planning, landscaping and/or other measures that ensure that views from adjacent single-family, duplex and townhouse development and public streets are not dominated by large buildings, mechanical/electrical and utility equipment, service/refuse functions and parking lots or garages.~~
- 4) The applicant has shown that the site is environmentally suitable for multiple-family development. There shall be adequate area within the site, or the development shall be designed, to accommodate buildings, roads and parking areas with minimal impact on steep slopes and floodplains.

Option #2: Section 10-3-55.6 (e)

Multiple-family development SUPs may be approved if the following conditions as determined by City Council are met:

1) Existing multiple-family development, or land planned for multiple-family development according to the Land Use Guide in the Comprehensive Plan, is located adjacent to, across the street from, or in close proximity to the proposed multiple-family development.

2) The applicant has demonstrated that adequate vehicular, transit, pedestrian and bicycle facilities:

- Currently serve the site; or
- Are planned to serve the site according to a city or state plan with reasonable expectation of construction within the timeframe of the need created by the development; or
- Will be provided by the applicant at the time of development; or
- Are not needed because of the circumstances of the proposal.

3) The applicant has demonstrated that the proposed multiple-family development's design is compatible with adjacent existing and planned single-family, duplex and townhouse development. Compatibility may be achieved through architectural design, site planning, landscaping and/or other measures that ensure that views from adjacent single-family, duplex and townhouse development and public streets are not dominated by large buildings, mechanical/electrical and utility equipment, service/refuse functions and parking lots or garages.

4) The applicant has shown that the site is environmentally suitable for multiple-family development. There shall be adequate area within the site, or the development shall be designed, to accommodate buildings, roads and parking areas with minimal impact on steep slopes and floodplains.

Option 2: Section 10-3-55.4

Among other uses, the following are permitted by special use permit only:

1. Multiple-family dwellings of more than twelve (12) units per building ~~under conditions set forth in subsection 10-3-55.6(e) and such other conditions deemed necessary by city council.~~
2. Multiple-family buildings greater than four stories and/or fifty-two (52) feet in height ~~under conditions set forth in subsection 10-3-55.6(e) and such other conditions deemed necessary by city council.~~

Recommendation

Staff and Planning Commission (7-0) recommended to approve the Zoning Ordinance amendments as presented in Option #2.

