

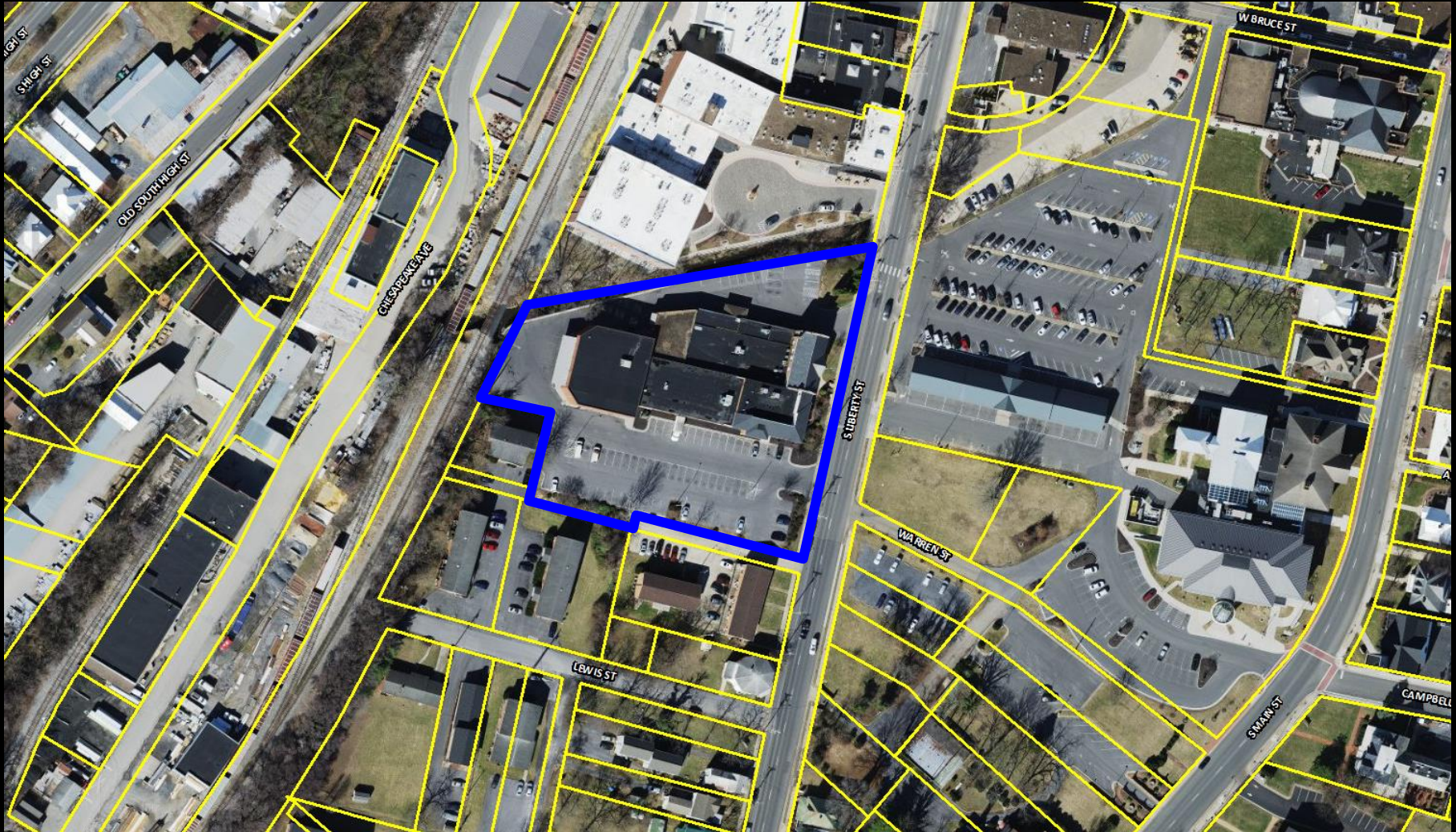
Rezoning & Special Use Permit – 231, 251, 261 S Liberty Street



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Proffers

The minimum required parking for residential uses shall be as follows:

1. Provide 0.5 Parking Spaces per 1-Bedroom Unit
2. Provide 0.75 Parking Spaces per 2-Bedroom Unit
3. Provide 1.0 Parking Space per 3-Bedroom Unit

Recommended SUP Conditions

1. The special use permit shall only be applicable for a bicycle assembly operation or a substantially similar operation.
2. The special use permit shall be restricted to no greater than 8,000 square feet of gross floor area.
3. If in the opinion of Planning Commission or City Council, the use becomes a nuisance, the special use permit can be recalled for further review, which could lead to the need for additional conditions, restrictions, or the revocation of the permit.



Grow Downtown as a Neighborhood

ACTION ITEMS:

16 -

Encourage mixed-use and residential development in key clusters

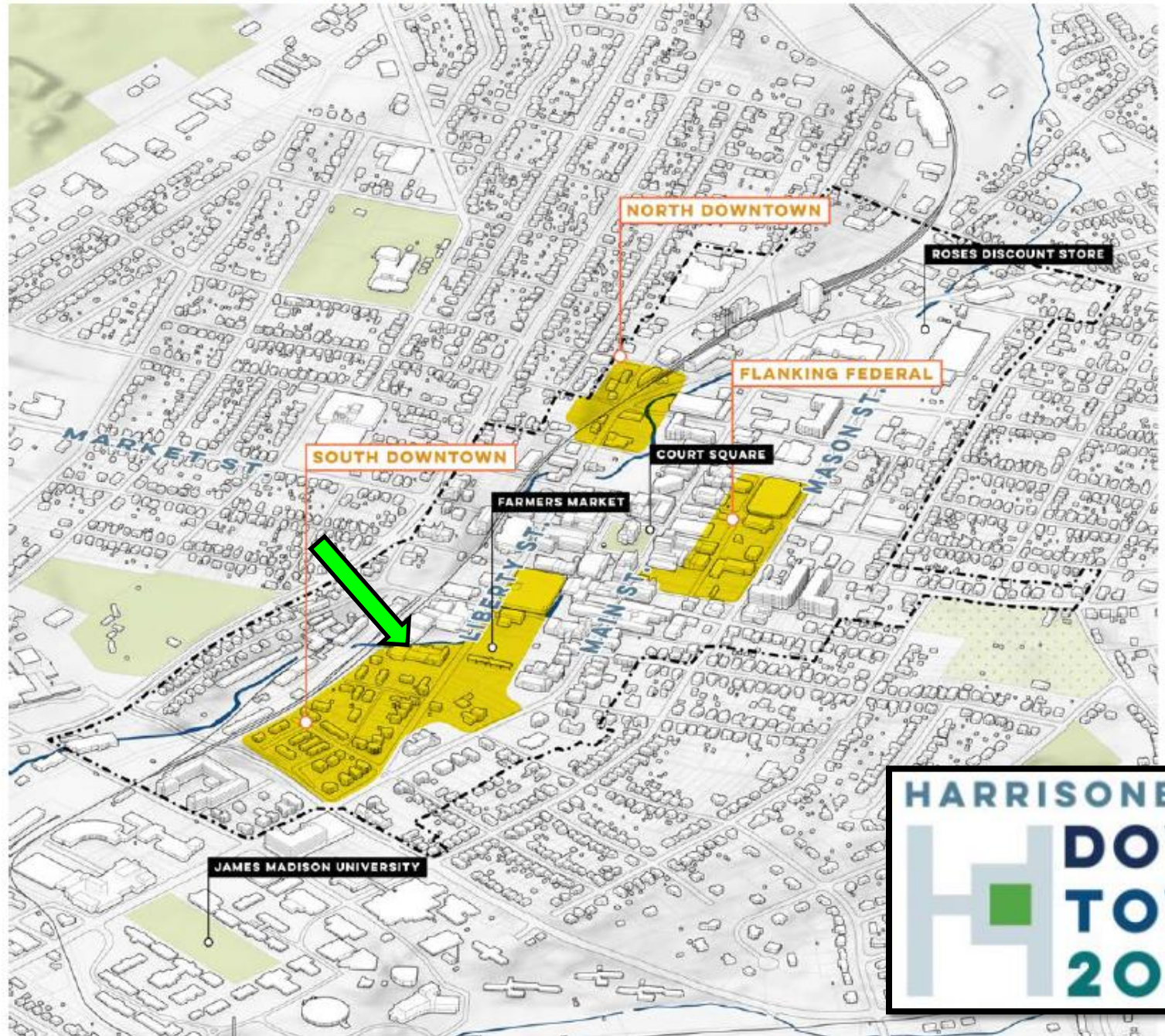
17 -

In the long-term, seek opportunities to add density and improve the urban design at key Downtown sites



Downtown has an estimated 2,600 residents. The housing units Downtown are in high demand, and there is very little vacancy. While the number of housing units and residents have grown Downtown, there is a need for more housing to support local businesses. The best downtowns feel like both a business district and a neighborhood. The recently completed housing market study for the City emphasizes the need for more housing at the upper and lower ends of the income scale. Downtown can play a key role in providing more housing for a wider mix of incomes.

POTENTIAL RESIDENTIAL DEVELOPMENT



Recommendation

Staff and PC (7-0) recommends approval of the rezoning and SUP requests, with the following SUP conditions:

1. The special use permit shall only be applicable for a bicycle assembly operation or a substantially similar operation.
2. The special use permit shall be restricted to no greater than 8,000 square feet of gross floor area.
3. If in the opinion of Planning Commission or City Council, the use becomes a nuisance, the special use permit can be recalled for further review, which could lead to the need for additional conditions, restrictions, or the revocation of the permit.

