



CITY COUNCIL MEETING

AGENDA SECTION	PUBLIC HEARINGS
MEETING DATE	MAY 10, 2021

ITEM:	First Reading of Ordinance No. 1666, an Ordinance pertaining to the rezoning of certain property located at 825 41st Avenue NE, from Multiple-Family Residential District to PUD, Planned Unit Development District No. 2021-01.	
DEPARTMENT:	Community Development	BY/DATE: Minerva Hark, City Planner / May 6, 2021
CITY STRATEGY:	<i>(please indicate areas that apply by adding a bold "X" in front of the selected text below)</i>	
<input type="checkbox"/> Safe Community	<input type="checkbox"/> Diverse, Welcoming "Small-Town" Feel	
<input type="checkbox"/> Economic Strength	<input checked="" type="checkbox"/> Excellent Housing/Neighborhoods	
<input checked="" type="checkbox"/> Equity and Affordability	<input type="checkbox"/> Strong Infrastructure/Public Services	
<input type="checkbox"/> Opportunities for Play and Learning	<input type="checkbox"/> Engaged, Multi-Generational, Multi-Cultural Population	

BACKGROUND:

Reuter Walton Development has applied for a Preliminary Plat; Planned Unit Development; and Easement Vacations for the vacant northern portion of the property located at 825 41st Avenue NE.

The applicant is proposing to subdivide the existing lot into three separate parcels. One parcel will include the existing Public Safety Center. One of the newly created parcels will include a 4-story, 62-unit affordable housing building with amenities and subterranean and at-surface parking. The remainder Lot 3 is intended for the potential future relocation and development of SACA Food Shelf.

In order to accommodate the proposed development and the increased density at this site, the applicant is proposing to rezone the property to a Planned Unit Development (PUD). The PUD zoning will allow flexibility with the City's strict zoning requirements, while also requiring a high standard of building quality and site design. When a property is rezoned to PUD, specific development standards are created for the site. These standards are secured by an ordinance that amends the City's zoning code to create a new PUD zoning district. The standards created by the ordinance only apply to the subject property. The City's zoning map is also amended to include the new PUD District.

The Planning Commission held a public hearing on May 4, 2021 as required by City Ordinance. At the meeting, the Planning Commission voted 4-2-1 to recommend that the City Council approve the rezoning and development standards outlined in draft Ordinance 1666 as presented.

During the course of the Planning Commission Meeting, it was brought to the attention of staff that the PUD District Standards may not have been clearly articulated. In an effort to clarify the record, staff would like to include the following calculations and sections as part of the report.

Height:

The applicant is proposing a maximum height of 4 stories (approximately 47 feet). City Zoning Ordinance limits the maximum height of residential structures in the existing Multiple Family Residential District (R-4) to 35 feet. Staff is supportive of the increase in building height as part of the PUD District plan.

Lot Area per Dwelling Unit:

Although an increase in allowable density has already been considered as part of this project proposal, staff would like to further analyze density by discussing the allowable lot area per dwelling unit. The following table displays the minimum lot area required per dwelling unit for multi-family complexes located in the R-4 zone, in comparison to the lot area per dwelling unit proposed in this PUD District plan. This calculation incorporates the bedroom count of each proposed unit.

Lot Area Per Dwelling Unit		
Multiple-Family Dwelling	R-4 (existing)	PUD (proposed)
One bedroom	1,000 sq. ft.	687 sq. ft.
Two bedroom	1,200 sq. ft.	887 sq. ft.
Three bedroom	1,500 sq. ft.	1,187 sq. ft.

The project proposes 62 units, which equates a total lot area of 913 square feet per dwelling unit. This includes 16 one-bedroom units, 30 two-bedroom units, and 16 three-bedroom units. The above table calculates a reduction in 313 square feet in required lot area per unit type to accommodate the PUD District plan. Staff is supportive of this decrease in lot area per dwelling unit in order to accommodate the appropriate density for the proposed PUD District Plan.

STAFF RECOMMENDATION:

Staff recommends approval of Ordinance No. 1666, on first consideration.

RECOMMENDED MOTION(S):

MOTION: Move to waive the reading of Ordinance 1666, there being ample copies available to the public.

MOTION: Move to set the second reading of Ordinance 1666, being an Ordinance pertaining to the rezoning of certain property located at 825 41st Avenue NE from Multiple-Family Residential District to PUD, Planned Unit Development District No. 2021-01, for May 24th, 2021, at approximately 7:00 p.m. in the City Council Chambers.

ATTACHMENT(S):

Ordinance No. 1666

Planning Report

Project Plans

Neighbor Correspondence