



CITY OF
FORESTPARK

City Council Agenda Item

Subject: Council Discussion to approve Case # TA-2024-03 – Text Amendment to increase the number of units per acre by way of a Conditional Use Permit (CUP) in Article B: Zoning Districts, Overlay Districts, and Design Guidelines Established Section 8-8-54 Special Building Standards for Development Subareas in Downtown, Article G: Zoning Amendments Section 8-8-188 Condition Use Process to clarify and add Standards, appeal process, Withdrawal of Application, and introduce new sections 1-5, within the Code of Ordinances of the City of Forest Park.

Submitted By: SaVaughn Irons-Kumassah, Principal Planner, Planning & Community Development Department

Date Submitted: May 23, 2024

Work Session Date: June 3, 2024

Council Meeting Date: June 3, 2024

Background/History:

The Downtown Development Authority and the City have received several proposals on properties within the Downtown Mainstreet District. The proposals call for higher density than what is allowed in the Mainstreet Subareas. In response, the Planning and Community Development staff is proposing a text amendment to development standards in the Subareas to allow for greater density with the approval of a Conditional Use Permit (CUP). Conditional Use will require discretionary approval from the City.

The CUP will provide a thoughtful approach to development by providing developers with the flexibility needed to obtain the desired mix of commercial, residential, allowable uses and density on the site. Mixed-use projects that are well designed can provide good quality housing and an active and vibrant commercial corridor.

To achieve the desired development, the applicant may be required to meet a set of conditions to receive a permit. The planning staff will review the proposed conditional uses for compatibility with surrounding properties. As part of that review, certain standards must be met to grant a CUP for higher density consistent with Article G: Zoning Amendments Section 8-8-188 Condition Use Process.

. The burden of proof is on the applicant to provide “substantial evidence” to demonstrate that the proposed land use can coexist in harmony with the neighborhood and meet all the required standards in Section 8-8-188 Condition Use Process. A proposal to increase the density in a subarea may be denied if the applicant fails to meet one or more of the standards or if the application does not address concerns. Applicants applying for CUP to increase density in a subarea are required to contact the planning staff to discuss the proposal before submitting an application. Conditional Use Permits are given at the discretion of the City. If the property owner does not meet the conditions agreed upon, the CUP can be revoked

Cost: N/A

Budgeted for: _____ **Yes** _____ **No**

Financial Impact: N/A.

Action Requested from Council: To Approve the proposed text amendment for Case # TA-2024-03.