



Agenda Abstract

JOINT PUBLIC HEARING

Meeting Date:	May 15, 2025
Department:	Planning & Economic Development Division
Agenda Section:	Public hearings
Public hearing:	Yes
Date of public hearing:	May 15, 2025

PRESENTER/INFORMATION CONTACT

Molly Boyle, Planner II

ITEM TO BE CONSIDERED

Subject: Text amendment to UDO Table 6.3.1, Dimensional Requirements – Residential (initiated by applicant, WP East Acquisitions LLC)

Attachments:

1. Text amendment application, including applicant’s original proposal (Version 1)
2. Revised draft of text amendment, including staff’s recommended changes (Version 2)

Summary:

WP East Acquisitions LLC, the applicant for Agenda Item 5C, is also requesting an amendment to Unified Development Ordinance (UDO) Table 6.3.1, Dimensional Requirements – Residential. Specifically, the applicant is requesting changes to the maximum density and building height requirements for the Multi-Family and Multi-Family Special Use districts (MF & MFSU).

The applicant’s original proposal is enclosed with their application (Version 1). Staff recommended changes to the initial proposal, to which the applicant agreed. The draft amendment with staff’s recommended changes is also enclosed (Version 2). Version 2 proposes to allow the following in the Multi-Family and Multi-Family Special Use districts:

- A maximum density of 30 units per acre if a development makes 10% of the units affordable to households making 80% AMI (Area Median Income); and
- A maximum building height of 65 feet if all building setbacks are increased by 5 feet each.

Comprehensive Sustainability Plan goals:

[Land Use & Development Goal 1](#): Ensure that future growth and development, including infill and redevelopment, are aligned with smart growth principles and consider infrastructure constraints such as water and wastewater system capacity.

- **Strategy:** Ensure that land use and development regulations are aligned with preferred future land use and growth patterns.
- **Action:** Ensure that the Unified Development Ordinance incorporates strategies to achieve a mix of housing types through zoning.

Financial impacts:

None.

Staff recommendation and comments:

Hold the public hearing and provide feedback to the applicant.

Action requested:

Hold the public hearing. After the public hearing closes, the Planning Board may make its recommendation or continue discussion at its next meeting on June 26, 2025.