

AGENDA



Thursday, May 24, 2007

Public Hearings and Possible Actions
RECOMMENDATION FOR COUNCIL ACTION

Item No. 54

Subject: Conduct a public hearing and approve an ordinance amending Chapter 25-2, Subchapter E, Article 5, of the Land Development Code (Design Standards & Mixed Use) to add roadway segments in the University Hills/Windsor Park Combined Neighborhood Planning Area to the list of Core Transit Corridors.

For More Information: Adrienne Domas, 974-6355; Paul DiGiuseppe, 974-2865; Sylvia Arzola, 974-6448.

Boards and Commission Action: To be reviewed by Planning Commission on June 12, 2007.

Prior Council Action: 8/9/06 – City Council approved an amendment to the City Code to establish design standards for commercial, multi-family and mixed use development.

5/3/07 - Postponed public hearing and action to 5/24/07 at staff's request.

This action will amend Chapter 25-2, Subchapter E, of the Land Development Code (Design Standards & Mixed Use Subchapter) to add the following streets to the list of Core Transit Corridors (CTCs):

1. Cameron Road (from 51st Street to Hwy 290)
2. 51st Street (from Cameron Road to Manor Road)
3. Gaston Place (from Westminster Drive to Wellington Drive)
4. Briarcliff Boulevard (from Berkman Drive to Westminster Drive)

The sections of Cameron Road and 51st Street that will be added to CTCs are currently listed as Urban Roadways. The description of Urban Roadways will, therefore, be amended to remove those portions of Cameron Road and 51st Street from the list of Urban Roadways.

Designating these streets as CTCs would implement a recommendation in the University Hills / Windsor Park (UHWP) Combined Neighborhood Plan. The Design Standards & Mixed Use (DSMU) Subchapter states that additional Core Transit Corridors (CTCs) may be designated during the neighborhood planning process. CTCs “include roadways that have or will have sufficient population density, mix of uses, and transit facilities to encourage and support transit uses.” Stakeholders during the UHWP planning process have identified the above roadways as appropriate candidates for the CTC designation. Design standards for CTCs include, but are not limited to: no off-street parking between the roadway and buildings, wide sidewalks, and a minimum of 75% of building façade to front the street.

Attached is a map of the UHWP planning area and the roadways proposed for the Core Transit Corridor designation. The amendment will be reviewed by the Planning Commission on June 12, 2007.