

AGENDA



Thursday, April 24, 2008

**Neighborhood Planning & Zoning
RECOMMENDATION FOR COUNCIL ACTION****Item No. 29**

Subject: Approve second/third readings of an ordinance amending Chapter 25-2 of the City Code related to residential uses in mixed use buildings.

For More Information: Mark Walters, 974-7695; Sylvia Arzola, 974-6448.

Boards and Commission Action: Recommended by Planning Commission.

Prior Council Action: 11/8/07 - Council directed the City Manager to initiate an amendment to Chapter 25-2 of the City Code to clarify that residential uses are required in a neighborhood mixed use building and that a building is ineligible for the parking reductions available to a neighborhood mixed use building if the building does not contain residential uses.

1/31/08 - Council approved first reading of an ordinance related to residential uses in mixed buildings.

On November 8, 2007, staff was directed to process a code amendment to clarify that residential uses are required in neighborhood mixed use buildings and that a building is ineligible for the parking reductions available to a neighborhood mixed use building if the building does not contain residential uses.

On January 31, 2008, the City Council approved first reading of the ordinance but directed staff to return with an amendment that would address the minimum percentage of residential use that would be required in a neighborhood mixed use building.

The proposed ordinance will require that a neighborhood mixed use building contain a residential use, and that a minimum of 50% of the gross floor area above the ground floor must be used for a residential use.

On December 17, 2007, the Planning Commission recommended that mixed use buildings contain a mix of non-residential (commercial/office) and residential uses.