

**Lamar/Justin and Plaza Saltillo Station Area Plans
Report on City Council action on October 23, 2008
Partial second reading**

Council Action

CM Cole – Motion maker

Lamar/Justin and Plaza Saltillo SAPs

On second reading only, amend the TOD Ordinance to put compatibility standards back-into the Ordinance (so that properties inside a TOD District can trigger compatibility standards).

CM McCracken – Seconded motion

Do an analysis of compatibility standard effects; look at use of properties and zoning

CM Morrison – friendly amendment

Concerned about heights in backyards of adjacent properties.

Suggestion: Compatibility should not be waived within 100 feet of TOD boundary when a development bonus is granted.

CM Martinez – friendly amendment

Compatibility should only be triggered by properties that have SF zoning currently and a single family detached home/duplex use. Also, craft language that would allow for a full waiver of compatibility (i.e. within the 100-foot “buffer area”) if neighbors are in agreement [see below].

All other Station Area Plan and neighborhood plan amendment items postponed to November 6, 2008 (including all action on the MLK Station Area Plan).

Potential method to allow for a waiver of compatibility in 100-foot “transition” zone

A waiver of compatibility could be granted to a property within the 100-foot TOD transition zone if property owners of a simple majority of the property lines that edge the subject property (both adjacent edges and edges within 25 feet) agree to the waiver.

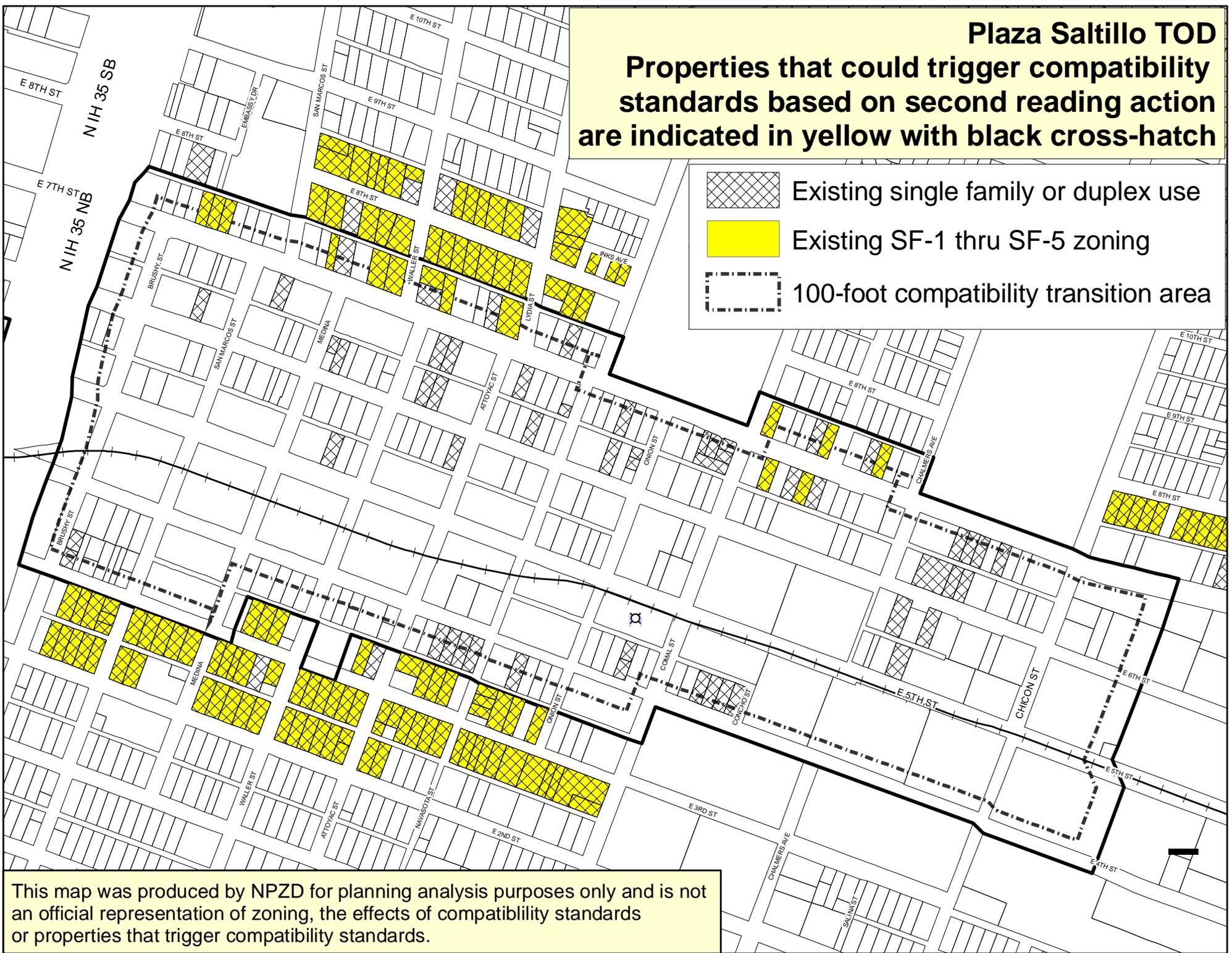
Items needing Council clarification

1. Plaza Saltillo TOD: Does Council want to address (in a different manner from the second reading motion) the list of properties along E. 6th Street submitted by the East Cesar Chavez Neighborhood Planning Team that they want to be excluded from development bonuses? (see item 20 in Report on First Reading Action).
2. Plaza Saltillo TOD: Does Council want to address (in a different manner from the second reading motion) the properties on the north side of E. 7th Street where the draft plan states that compatibility will apply throughout the entire depth of a property if triggered by a property outside of the TOD district? Should they be allowed to waive compatibility within 100-foot buffer if the above requirement is satisfied? (see item 18 in Report on First Reading Action).
3. MLK TOD: Does Council want to deal differently (in a different manner from the second reading motion) with the property at 2900 Manor Road where unique compatibility action was taken on first reading that applied a greater area of compatibility in response to a request from a neighborhood resident? The property owner has filed a petition in objection to being treated differently from surrounding properties (see item 19 in Report on First Reading Action).

Plaza Saltillo TOD

Properties that could trigger compatibility standards based on second reading action are indicated in yellow with black cross-hatch

-  Existing single family or duplex use
-  Existing SF-1 thru SF-5 zoning
-  100-foot compatibility transition area



This map was produced by NPZD for planning analysis purposes only and is not an official representation of zoning, the effects of compatibility standards or properties that trigger compatibility standards.

