

Late Backup

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#65/66/69  
6/7/08

TOD Station Area Planning  
City Council Meeting November 6, 2008  
Station Area Plan item 65 and Neighborhood Plan Amendment items 66 through 69

DRAFT MLK STATION AREA PLAN MOTION SHEET		
STATION AREA PLAN, REGULATING PLAN, CODE AMENDMENTS, AND IMPLEMENTATION	AGENDA ITEM	VOTING
<p>Adopt the MLK Station Area Plan as recommended by staff which includes the following major elements</p> <p><u>A Zoning, development bonuses, and urban design regulations</u></p> <ul style="list-style-type: none"> <li>A Regulating Plan that establishes site development and urban design standards for properties within the TOD</li> </ul> <p><u>B Infrastructure</u></p> <ul style="list-style-type: none"> <li>A recommendation to implement short-term drainage improvements and water/wastewater upgrades in and around the TOD</li> <li>A recommendation to utilize traffic calming on new public connector streets in the TOD and annually monitor traffic patterns around the TOD</li> </ul> <p><u>C Parks and open space</u></p> <ul style="list-style-type: none"> <li>A park acquisition strategy that supports the provision of on-site land dedication as properties in the TOD redevelop, the use of fees-in-lieu to construct park facilities and/or acquire parkland, and proactively engaging in parkland acquisition</li> </ul> <p><u>D Affordable housing and development bonuses</u></p> <ul style="list-style-type: none"> <li>A development bonus strategy intended to achieve a minimum of 10-15% affordability from the private sector with City cost participation to reach the 25% affordability goal</li> <li>An affordable housing strategy to reach the goal that includes limited administrative approval of fees-in-lieu where fees are focused back into the Station Area, prioritization of affordable housing projects in TODs for GO Bond funding, and City support for low income housing tax credit projects</li> <li>An alternative compliance provision that would allow for a future project in the TOD to get a density bonus "credit" for affordable housing, or funds, provided prior to the adoption of the SAP (i.e. without having received any type of development bonus)</li> </ul> <p><u>E Compatibility standards</u></p> <ul style="list-style-type: none"> <li>In accord with first and second reading Council action only properties zoned single family and used as single family/duplex trigger compatibility standards on other properties, a waiver of compatibility standards can be granted when affordable housing is provided, within a 100-foot interior perimeter of the TOD, compatibility waivers will not be granted through a development bonus unless a majority of adjacent property owners agree</li> </ul> <p><u>F Funding options</u></p> <ul style="list-style-type: none"> <li>Hiring a consultant to prepare a financial feasibility study to assess viability of a TIF in addition to evaluating other funding tools</li> </ul>	<p>Item 65</p>	<p>Standard requirement 2nd reading only = 4 votes 2nd &amp; 3rd readings = 5 votes</p> <p>Votes required to override petition 2nd reading only = 4 votes 2nd &amp; 3rd readings = 6 votes</p>
<p>Valid petition at 2900 Manor Road - Same as others in TOD</p> <p>The owner objects to Council first reading action that specified two things</p> <ol style="list-style-type: none"> <li>Applied a Medium Density Residential subdistrict to the portion of the property that abuts single family homes on Randolph Road (The Medium Density Residential subdistrict does not permit non-residential uses. The owner wants entire property to be in the TOD Mixed Use subdistrict, which more closely resembles the mix of uses allowed under site's current CS zoning), and</li> <li>Established a 200-foot compatibility area from adjacent single family homes on Randolph Road</li> </ol>	<p>Cole/McCracken</p>	
<p><b>Code Amendment</b></p> <p><u>Staff recommended code amendment</u></p> <p>Council directive is requested to amend the TOD Ordinance in the LDC in order to allow the height bonus strategy proposed in the MLK &amp; Plaza Saltillo Station Area Plans. The TOD Ordinance currently requires 25% affordability for projects in the CP&amp;R Zone if height is increased. The amendment would permit height increases (in accord with the proposed development bonuses in the Station Area Plans) with less than a 25% affordability requirement if the City is unable to finance the gap to reach the TOD Ordinance affordability goal (with the developer still required to provide 15% affordability)</p>		<p>Council directive requested</p>
NEIGHBORHOOD PLAN AMENDMENTS	AGENDA ITEM	VOTING
<p>Approve plan amendments to the Chestnut, Rosewood, Upper Boggy Creek, and East MLK Neighborhood Plans to include the MLK Station Area Plan and change the future land use map to "TOD" for properties in the Station Area</p>	<p>Items 66 through 69</p>	<p>2nd reading only = 4 votes 2nd &amp; 3rd readings = 5 votes</p>