Late Backup[3]

TOD Station Area Planning
City Council Meeting November 6, 2008
Station Area Plan item 62 and Neighborhood Plan Amendment items 63 and 64

DRAFT LAMAR/JUSTIN STATION AREA PLAN MOTION SHEET

STATION AREA PLAN, REGULATING PLAN, AND IMPLEMENTATION	AGENDA ITEM	VOTING
Adopt the Lamar/Justin Station Area Plan as recommended by staff which includes the following major elements. A Zoning, development bonuses, and uban design regulations • A Regulating Plan that establishes site development and urban design standards for properties within the TOD B Infrastructure • A recommendation to implement short-term drainage improvements and water/wastewater upgrades in and around the TOD • A recommendation to implement short-term and evaluate long-term improvements to the Lamar/Airport intersection • Recommendations to improve east-west mobility across Lamar (evaluation of east to west access on Marrow and Anderson Lane corridor study) • A recommendation to utilize traffic calming on new public connector streets in the TOD and annually monitor traffic patterns around the TOD C Parks and open space • 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 (the AE site is a prime candidate for both open space and affordable housing when redeveloped) D Affordable housing and development bonuses • 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 • 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 • Support for a catalyst project on publicly owned land at 910 Justin Ln to provide affordable housing, staff to examine costs and impacts of replacing buildings and relocating services, availability of space at other sites, and potential funding sources and report back to Council (5-acre site owned by AE and will require relocation of existing services before redevelopment can occur) E Compatibility standards • 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, F Funding options • Hiring a consultant to prepare a financial feasibility study to assess viability of a TIF in addition to evaluating other funding tools	Item 62 McCracken	2nd reading only = 4 votes 2nd & 3rd readings = 5 votes
Code Amendment Council initiated code amendment On October 23, 2008 the City Council directed staff to amend the TOD Ordinance to remove the provision which states that compatibility standards is not triggered by single family properties inside the TOD once a Station Area Plan is adopted	Council direction given	

NEIGHBORHOOD PLAN AMENDMENTS	AGENDA ITEM	VOTING
2 Approve a plan amendment to the Crestview/Wooten Combined Neighborhood Plan to include the Lamar/Justin Station Area Plan and change the future land use map to "TOD" for properties in the Station Area	Item 63	2nd reading only = 4 votes 2nd & 3rd readings = 5 votes
3 Approve a plan amendment to the Brentwood/Highland Combined Neighborhood Plan to include the Lamar/Justin Station Area Plan and change the future land use map to "TOD" for properties in the Station Area	Item 64	""