

LAMAR/JUSTIN STATION AREA PLAN MOTION SHEET		
STATION AREA PLAN, REGULATING PLAN, AND IMPLEMENTATION ITEMS	AGENDA ITEM	VOTING
<p>Adopt the <u>Lamar/Justin Station Area Plan</u> incorporating first and second reading Council action which includes the following major elements:</p> <p><u>A. Regulating Plan</u></p> <ul style="list-style-type: none">The Regulating Plan establishes zoning standards and urban design requirements for properties within the TOD <p><u>B. Infrastructure</u></p> <ul style="list-style-type: none">A recommendation to implement short-term drainage improvements and water/wastewater upgrades in and around the TODA recommendation to implement short-term and evaluate long-term improvements to the Lamar/Airport intersectionRecommendations to improve east-west mobility across Lamar (evaluation of east to west access on Morrow 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. <p><u>C. Parks and open space</u></p> <ul style="list-style-type: none">Parkland dedication fees collected in a TOD District shall be spent in that TOD unless a Council waiver is granted.A park and trail acquisition plan prepared by the Parks and Recreation Department which addresses parks with amenities for families and children. <p><u>D. Affordable housing and development bonuses</u></p> <ul style="list-style-type: none">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 goalAn affordable housing strategy that includes:<ul style="list-style-type: none">No administrative approval of fees-in-lieu allowed unless Council approval is granted;Fees collected shall be focused back into the Station Area vicinity;Additional points for projects in TODs seeking GO Bond funding;Support for low income housing tax credit projectsSupport for a catalyst project on publicly owned land at 910 Justin Ln. to provide affordable housing (5-acre site owned by AE and will require relocation of existing services before redevelopment can occur; 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). <p><u>E. Compatibility standards:</u></p> <p>Compatibility standards shall apply within the TODs. However, they may be waived if the required percentage of affordable housing is provided as specified by a development bonus except for the area within 100 feet of the interior edge of a TOD District. Within this 100-foot zone, compatibility standards may be waived if the required percentage of affordable housing is provided as specified by a development bonus <u>and</u> if owners of at least 66% of triggering properties, both abutting and within 25 feet of the subject property, agree to the waiver.</p> <p><u>F. Funding options</u></p> <p>Hire a consultant to prepare a financial feasibility study to assess viability of a TIF in addition to a staff evaluation of other funding tools and return to Council for further direction.</p>	Item 86	3rd reading = 4 votes
NEIGHBORHOOD PLAN AMENDMENTS	AGENDA ITEM	VOTING
<p>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.</p>	Item 87	3rd reading = 4 votes
<p>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.</p>	Item 88	