

#110-111

CASE#: NPA-2007-0012.02 and C14-2008-0099

ADDRESS: 1600, 1602, 1604 and 1606 E. Martin Luther King Blvd

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LAND USE REQUEST NPA-2007-0012.02

FROM: Single Family TO: Neighborhood Mixed-Use

STAFF RECOMMENDATION: Neighborhood Mixed Use

PLANNING COMMISSION RECOMMENDATION: Neighborhood Mixed-Use July 22, 2008

(Vote: 6-2-1)  
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ZONING REQUEST C14-2008-0099

FROM: SF-3-NP

TO: LR-MU-V-CO-CURE-NP (see below)

STAFF RECOMMENDATION: Neighborhood Commercial – Mixed Use – Vertical Mixed Use – Conditional Overlay (LR-MU-V-CO-NP) combining district zoning. The conditional overlay would include limit the development to less than 2000 daily vehicle trips.

PLANNING COMMISSION RECOMMENDATION: Approved the applicant's request of LR-MU-V-CO-CURE-NP (8-0). The Commission also recommended that the private agreement between the applicant and Blackland Community Development Corporation specify that the affordability period be 99 years for purchased units and 40 years for rental units for those units included in the affordable housing portions of their agreement.

The applicant's zoning request is Neighborhood Commercial – Mixed Use – Vertical Mixed Use – Conditional Overlay – Central Urban Redevelopment – Neighborhood Plan (LR-MU-V-CO-CURE-NP) combining district zoning.

The requested **Conditional Overlay** includes:

- 3 Star Green Building Standards
- Maximum of 2000 daily vehicle trips
- Residential parking garage access will be off of MLK
- Retail parking access will be off of Leona
- Commercial or Retail space limited to 2,499 square feet on this site inclusive of exterior seating
- Residential Units limited to 59 unless written agreement with Blackland Neighborhood Association allowing additional. Parking constraints will limit any total to no more than 66 units

Additionally, the applicant has requested as part of the **CURE overlay**:

- No minimum site area requirements
- No minimum floor to area ratio
- No maximum building coverage
- Setback requirements comparable to those required by a Vertical Mixed Use (V) overlay
- Maximum impervious cover of 95%
- Height -
  - a. For mixed use retail development a height limit of 3 stories or 40' comprised of 38' for the building and 2' additional for rooftop solar energy and mechanical equipment. Retail development will be limited to a maximum of 2499sqft (inclusive of exterior patio seating) and located on the ground floor of the southeast corner of the site
  - b. For residential use, no more than 4 stories with an average height not to exceed a total of 50' comprised of 48' average building height plus 2' for rooftop solar energy and mechanical equipment. For purposes of calculating the average height the shorter height must begin at the eastern building setback on the 1606 MLK property.
- Commercial Design Standards: ground-floor commercial space and glazing requirements will be waived in favor of residential space. All other design standards to remain.