

Citizen Communication

AGENDA ITEMS 48 & 49

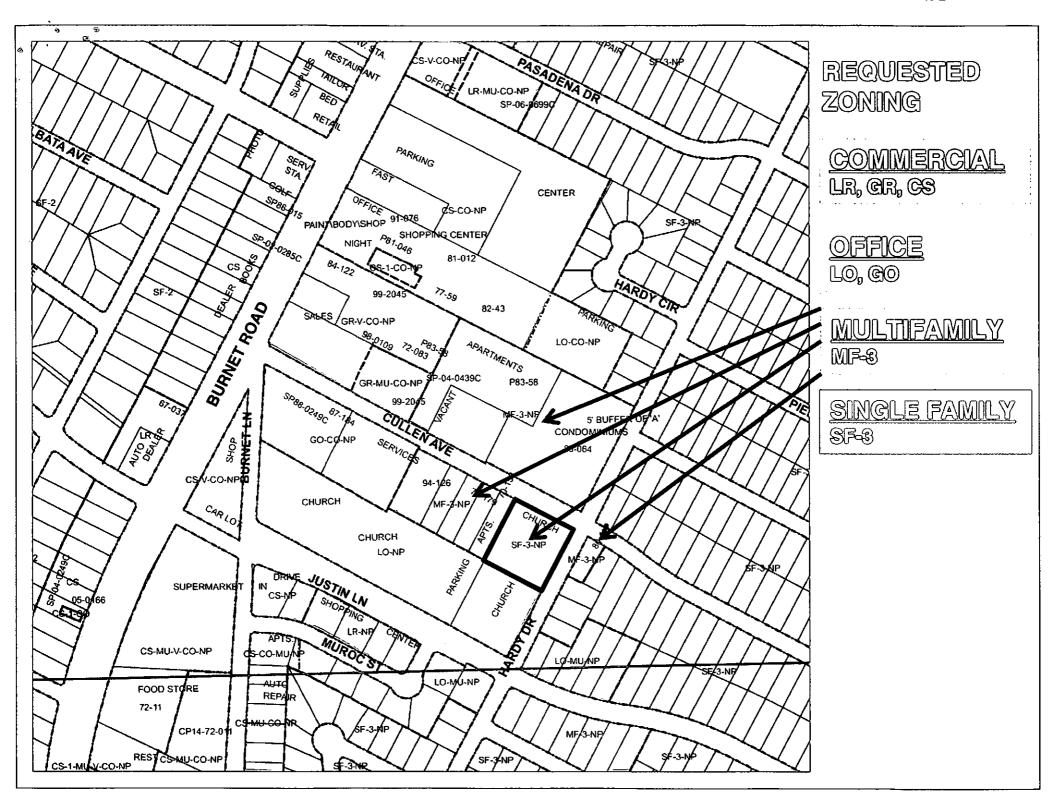
<u>NPA-2015-0017.01 – Korean United Presbyterian Church FLUM</u> From: CIVIC To: MULTIFAMILY

<u>C14-2015-0025 – Korean United Presbyterian Church REZONING</u> From: SF-3-NP To: MF-3-NP

PROPERTY SIZE - 0.948 ACRES

EXISTING MATHEMATICAL YIELD UNDER "SF-3" = 10 DUPLEX UNITS

REQUESTED YIELD = 24 UNITS



## **Applicant Request**

- FLUM Change to Multifamily V

- District -MF-3
- Conditions 1) 24 Units
  - 2) 100% of parking onsite no reductions
  - 3) Participation in sidewalk Partnering Program
  - 4) Increased landscape buffering

## **Crestview Contact Team Position**

- FLUM -Change to Multifamily
- District -MF-1
- Conditions 1) Limit to 2-story
  - 2) 100% of parking onsite no reductions

 9		
	<b>Crestview Contact Team</b>	<u>Applicant</u>
Zoning	MF-1	MF-3
Density	16 Efficiency Units	<b>35 Efficiency Units</b> (Applicant has capped at <u>24 Units</u> )
Development	16 Efficiency Units	24 Units with 1 & 2 BR
	<u>Does not promote family housing</u>	Promotes family housing
Parking	Requires 16 Parking Sp.	Requires 42 Parking Sp. (With equal 1 & 2 BR Units)
	Promotes on street parking	Lessens on street parking
Height	2-Story (+/-30')	40'
Compatibility	40'	40'

Is MF-3 appropriate in this location?

Yes, given the surrounding zoning.

Is 24 units appropriate in this location?

Yes, to promote family housing options and to add 323% more parking.

## Planning Commission Recommendation

- FLUM Change to Multifamily
- District MF-3
- Conditions 1) 24 Units.
  - 2) 100% of parking onsite.
  - 3) \$15,000 Participation in sidewalk Partnering Program.
  - 4) Half of the units shall be 2-bedroom units.
  - 5) Vehicular access to Hardy is required.
  - 6) 2-story and 35' within 50' of Hardy Drive.
  - 7) Sidewalks will be constructed along the property frontage.

Planning Commission voted to Recommend with Conditions 9-2