

City Council

October 1, 2015

Citizen Communication

AGENDA ITEMS 48 & 49

NPA-2015-0017.01 – Korean United Presbyterian Church FLUM

From: CIVIC

To: MULTIFAMILY

C14-2015-0025 – Korean United Presbyterian Church REZONING

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

SINGLE FAMILY
SF-3



Applicant Request

FLUM - Change to Multifamily ✓

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 ✓

Crestview Contact Team

Applicant

| | | |
|---------------|---|---|
| Zoning | MF-1 | MF-3 |
| Density | 16 Efficiency Units | 35 Efficiency Units (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> | <u>Promotes family housing</u> |
| Parking | Requires 16 Parking Sp. | Requires 42 Parking Sp. (With equal 1 & 2 BR Units) |
| | <u>Promotes on street parking</u> | <u>Lessens on street parking</u> |
| 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