

Comparison of the House of Tutors Requested Zoning and the University Neighborhood Overlay

Development Standards	House of Tutors *(GR-MU-CO/MF-6)	University Neighborhood Overlay
Building Height	<p><u>PC and Council 1st Reading</u> 40' height limit for the first 75' of the site extending north of 24th Street and 90' height limit for the rest of the site.</p> <p><u>Staff Recommendation</u> 40' height limit for the first 75' of the site extending north of 24th Street and 75' height limit for the rest of the site.</p> <p><u>Suggestion</u> Limit building height to 75' to ensure compliance with the provisions of the University Neighborhood Overlay.</p> <p>Valid petition still in effect; requires 6 votes.</p>	<p>75' height limit,</p> <p>An extra 15' (1 story) can be added if, for a period of 15 years, 10% of the units are affordable to individuals making 65% of the local median family income (MFI).</p>
Building Cover	75%	90%
Impervious Cover	90%	90%
Front Setback	15'	12' from the front face of the curb or at the property line and a maximum of 15'. Can be increased up to 45' for a plaza or café.
Side street yard setback	15'	12' from the front face of the curb or at the property line and a maximum of 15'. Can be increased up to 45' for a plaza or café.

* Agent for the property owner requested a change in the desired zoning on 7-29-04 from CS-MU-CO to GR-MU-CO.

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Development Standards	House of Tutors *(GR-MU-CO/MF-6)	University Neighborhood Overlay
Design Requirements	Not applicable	<ul style="list-style-type: none">• Improvements to sidewalks• Street trees• Pedestrian-oriented lighting• Adhere to building design guidelines
Affordable Housing	Not applicable	<p>Provide 10% of units to individuals making 80% local median family income (MFI) and 10% of units to people making 65% local MFI.</p> <p>The 10% at 80% local MFI is required, however, the 65% requirement can be waived if the developer pays a fee of \$0.50 for each square foot of rentable space of a multi-family residential use.</p>

Agenda Item # 87**Walters, Mark**

From: Rhoades, Glenn
Sent: Thursday, July 29, 2004 10:15 AM
To: Walters, Mark
Subject: FW: Amendment of Item No. 101 +***+

-----Original Message-----

From: John Joseph Jr [mailto:jjosephjr@mjtpc.com]
Sent: Thursday, July 29, 2004 10:08 AM
To: Rhoades, Glenn
Subject: Amendment of Item No. 101 +***+

July 29, 2004**John Joseph, "Jr."**

Government Affairs Liaison

Extension 114

jjosephjr@mjtpc.com

(not licensed to practice law)

Glenn:

I am writing on behalf of my client, House of Tutors, to formally request an amendment to our requested zoning application before Council this evening (Item No. 101, Case No. C14-03-0049). The amendments are as follows:

1. Instead of CS/MU/CO, we now amend our request to GR/MU/CO, and
2. Included in either the Conditional Overlay ("CO") or a restrictive Covenant; House of Tutors will submit to all requirements for site development and design guidelines contained in the approved UNO.

I believe item no. 2 was already understood by staff and Council on 1st reading, but this should serve as confirmation of this understanding by the House of Tutors.

If you should have any further questions, please do not hesitate to contact me. (on mobile)

Thanks,

John Jr.

7/29/2004