

Motion Sheet and Proposed Amendments to the University Neighborhood Overlay for Third Reading 8-26-04

Agenda  
Item # 60

Motion #	Council Action	Section # and Subject	Approved on Second Reading	Proposed Changes for 3 <sup>rd</sup> Reading	Comments	Votes Required
1	Approve the University Neighborhood Overlay with the changes made at second reading with the following changes from 2 <sup>nd</sup> reading:			See Below		4
2		25-2-757 Setbacks	A building must be at least 12 feet from the front face of the curb of the adjacent street, except:  (1) along Guadalupe Street between Martin Luther King, Jr. Blvd. And 28th Street; and  (2) along 24 <sup>th</sup> Street between Guadalupe Street and Rio Grande Street.	A building must be at least 12 feet from the front face of the curb of the adjacent street	By removing this section min. 12' sidewalks are required—with it in the ordinance, sidewalks less than 12' would be allowed on these pedestrian corridors.	4
3		25-2-759 Street wall Areas Adjacent to Occupant Space	Same without the proposed changes in bold italic	Add the following language (in bold italics)  At least 42 percent of the street area of a building must adjacent to occupant space <b><i>on the street level.</i></b>  If a building has street wall areas on more than one street, at least 29 percent of the total street wall area <b><i>on the street level</i></b> must be adjacent to occupant space on a street that runs east and west.	This change will clarify that the first floor must have active space.	4

Motion #	Council Action	Section	Approved on Second Reading	Proposed Changes for 3 <sup>rd</sup> Reading	Comments	Votes Required
4		25-2-765 Affordable Housing	The fee in lieu of providing housing to those individuals making 50% of the local median family income was <u>\$0.20</u> .	The University Neighborhood District Housing Trust Fund is established. Instead of providing 10% of the units to persons making 50% local median income, a person may pay into the fund a fee of <u>\$0.40</u> for each square foot of gross air conditioned floor area in the multi-family residential use development.	NHCD staff has proposed this increase in the fee in lieu of amount.	4
5		25-6-601 Parking Requirements For the University Neighborhood Overlay District.	Not Included at Second Reading	<p>Off-street parking is not required for a commercial use if the use is located on a site with frontage along one of the following commercial corridors, whether or not the property owner has made the election pursuant to Section 25-2-751 of the City Code for the property to be governed by the requirements of the university neighborhood overlay district:</p> <ol style="list-style-type: none"> <li>Guadalupe Street between Martin Luther King, Jr. Blvd. to West 20th Street; and</li> <li>West 24th Street between Guadalupe Street to Rio Grande Street.</li> </ol>	<p>Item was submitted by CANPAC and is supported by staff.</p> <p>This will remove the necessity of properties, particularly along Guadalupe, from going to the Board of Adjustment to apply for a variance to the existing requirements. The existing requirements for off-street parking space has a range of use. This current requirement can delay a new business from opening by 2 to 3 months.</p>	4