

# Agenda Item 64

August 18, 2005

## Hyde Park North Neighborhood Conservation Combining District (NCCD)

Motion	Property Description	Existing Zoning	PC Rec.	Staff Rec.	1 <sup>st</sup> Reading Action	Neighborhood Rec.	Valid Petition	Votes for 2 <sup>nd</sup> /3 <sup>rd</sup> Reading
Approve the Hyde Park North Neighborhood Conservation Combining District-NP on Second and Third Reading, including base district rezonings, excepting the petition tracts and with the following changes	<i>Alley</i> <i>Mayor</i> <i>McGowan</i>		Approve the Hyde Park North NCCD with the exception of the recommendation for 4505 Duval. The Commission recommends limiting the property to existing compatibility standards also additional restrictions agreed upon by neighborhood and owner of 4500 Duval to prohibit auto washing except as an accessory use; not to exceed 20% of the site area, and to limit the height from 30 feet from the west property line, 35 feet for the remainder of the property.	Approve the Hyde Park North Neighborhood Conservation Combining District-NP on Second and Third Reading excepting the petition tracts	<p>1) Close public hearing and approve the Hyde Park North Neighborhood Conservation Combining District-NP</p> <p>2) Include the petition properties (4912 Avenue G; 4700 Red River; 812, 816 E. 47<sup>th</sup>; 808, 810, 812 E 46<sup>th</sup>)</p> <p>3) Include 4500 Duval with the following additional permitted uses: bed and breakfast (Type 1 and 2), convenience services, hotel-motel, printing and publishing (limited to 300 trips per day), auto washing (only in conjunction with another use and limited to 20% of the site area), auto rental, auto sales, service station; add plant nursery as a conditional use; limit the property to existing compatibility standards and height to 30' from the west property line and extending east for 50' and 35' for the remainder of the property.</p> <p>3) Postpone action on Tract 3, 4505 Duval until August 18, 2005.</p> <p>4) Amend standards for Avenue A District to limit the maximum building coverage and impervious cover for all multi-family districts to 70%</p>	Approve the Hyde Park North Neighborhood Conservation Combining District-NP on First Reading excepting the petition tracts		4

# Agenda Item 64

## Hyde Park North Neighborhood Conservation Combining District (NCCD)

August 18, 2005

### PROPOSED ADDITIONAL ORDINANCE AMENDMENTS

Section	1 <sup>st</sup> Reading	Proposed Amendment
Part 5, Section 3(l)(ii) ★	May not exceed 5000 square feet of building coverage, or not more than the total square feet of a food sales use or a restaurant use.	<del>AMEND:</del> May not exceed 5000 square feet of building coverage, and not more than the total square feet of a food sales use or a restaurant use.
Part 6, Section 11(b) ★	Except as otherwise provided in the section, access to a site is limited to one curb cut. Except in the Residential District, a site that has 100 feet of frontage or more may have two curb cuts. In the Residential District, a site may have two curb cuts if the site has 100 feet of frontage or more and has two dwelling units or is a through lot. For a duplex use or single-family attached use, a lot that is at least 50 feet wide may have two one-lane driveways that are a maximum of 10 feet wide if they are separated by the house.	AMEND: Except as otherwise provided in the section, access to a site is limited to one curb cut. Except in the Residential District, a site that has a total of 100 feet of frontage or more may have two curb cuts. In the Residential District, a site may have two curb cuts if the site has 100 feet of frontage or more and has two dwelling units or is a through lot. For a duplex use or single-family attached use, a lot that is at least 50 feet wide may have two one-lane driveways that are a maximum of 10 feet wide if they are separated by the house.
Part 7, General Provisions ★	Except as otherwise provided in this section, the maximum gross floor area of the rear dwelling unit of a two-family residential use is 850 square feet. On a corner lot that is at least 8,000 square feet, the rear dwelling unit may exceed 850 square feet if the following conditions and other applicable site development regulations are satisfied:	AMEND: ★ Except as otherwise provided in this section, the maximum gross floor area of the second floor of a rear dwelling unit of a two-family residential use is 550 square feet. On a corner lot that is at least 8000 square feet, a rear dwelling unit may exceed 850 total square feet and 550 square feet on a second floor if:
Part 9, Section 1 and 2	Maximum height 30' and 2.5 stories (Chart)  Except as otherwise provided in this section, 4510 Duval shall comply with site development regulations set forth in the City Code. a) the maximum height for 4510 Duval is 30 feet from ground level. b) The maximum height for a structure at 4510 Duval is 2.5 stories.	AMEND: Maximum height 35' (Chart)  2. Height limits a) the maximum height within 50' of a single family use or zoning is 30' and 2.5 stories. b) the maximum height within 125' of a single family use of zoning is 35'. 7

Agenda Item 64 Hyde Park North Neighborhood Conservation Combining District (NCCD)

August 18, 2005

Motion	Property Description	Existing Zoning	PC Rec.	Staff Rec.	Approved on 1 <sup>st</sup> Reading	Neighborhood Rec.	Comments	Valid Petition	Votes for 2 <sup>nd</sup> /3 <sup>rd</sup> Reading
PETITION PROPERTIES									
	Residential District 4912 Avenue G; 4700 Red River 812 E. 47 <sup>th</sup> St; 816 E. 47 <sup>th</sup> St	SF-3	SF-3-NCCD-NP	SF-3-NCCD-NP	SF-3-NCCD-NP	SF-3-NCCD-NP	Owner has received permits for new duplex construction at 812 & 816 E. 47th	YES	6
	Owners: Herb Jahnke/Lynn Saarinen		<i>Approved by staff</i> <i>Jeffrey &amp; Ophelia</i> <i>Quinn &amp; Ophelia</i> <i>12/2/04</i>						
	Residential District 808, 810, 812 E 46 <sup>th</sup> Street	SF-3	SF-3-NCCD-NP	SF-3-NCCD-NP	SF-3-NCCD-NP	SF-3-NCCD-NP	Owner has received permits for construction of three new houses at 808, 810, 812 E. 47th	YES	6
	Owner: Dan Day								
	Residential District Portion of Tract 12 4701 Eilers Avenue	SF-3	SF-2-NCCD-NP	SF-2-NCCD-NP	SF-2-NCCD-NP	SF-2-NCCD-NP	Petition received after 1 <sup>st</sup> reading; existing two-family use	YES	6
	Owner: Scott & Nancy Smith								

Agenda Item 64

Hyde Park North Neighborhood Conservation Combining District (NCCD)

August 18, 2005

Residential District 4715 Avenue G Owners : Alice Carter and Michael Bull	SF-3	SF-3-NCCD-NP	SF-3-NCCD- NP	SF-3-NCCD-NP	SF-3-NCCD-NP	Petition received after 1 <sup>st</sup> reading	YES	6
---	------	--------------	------------------	--------------	--------------	--	-----	---

Duval District 4500 Duval Agent : Annick Beaudet Owner: Guy Oliver	CS Prohibit : Auto washing except as accessory use and not to exceed 20% of the site area.	CS-NCCD-NP	CS-NCCD- NP	CS-NCCD-NP	CS-NCCD-NP	Additional uses and conditions approved and included in draft ordinance	YES	6
--	---	------------	----------------	------------	------------	---	-----	---

PROPOSED ADDITIONAL ORDINANCE AMENDMENTS FOR 4500 DUVAL

Section	1 <sup>st</sup> Reading	Proposed Amendment
Part 5, Section 2 (Use Chart)	Service Station as Conditional Use in Duval District	DELETE: Service Station use (covered elsewhere)
Part 5, Section 3(n)(i)	The following additional permitted uses for 4500 Duval Street are limited to the lot size that existed on April 1, 2005.	AMEND: The following additional uses are permitted for 4500 Duval and are limited to the lot size that existed on April 1, 2005.
Part 5, Section 3(n)(v)	Automotive washing (of any type) use may only be used in conjunction with another permitted use, and is limited to 20 percent of the gross site area.	AMEND: Automotive washing (of any type) is allowed only in conjunction with another permitted use, and is limited to 20 percent of the gross site area.

# Agenda Item 64

August 18, 2005

## Hyde Park North Neighborhood Conservation Combining District (NCCD)

	<div>Duval District 4505 Duval (Previously Tract 3) Agent: Zach Wolfe Owner: Ed Blaine</div>	GR and MF-3		<div>GR-NCCD-NP MF-3-NCCD-NP</div>	<div>Postpone action until August 18, 2005</div>	<div>1) No base zoning changes. The areas zoned GR and MF-3 remain the same</div> <div>2) Height limit for MF-3 &amp; GR areas is 30' and 2.5 stories in the 50' adjacent to single family uses or zoning and within 125' of single family uses or zoning it is 35'.</div> <div>3) The height limit for the 50' west of the east property line is 30', otherwise it is 40'</div> <div>4) The height limit for the GR portion of the tract more than 100' from Duval and E 45<sup>th</sup> is 45'</div> <div>5) The FAR, building cover, impervious cover are per current city code for the MF-3 portion (.75:1, 55%, 65%)</div> <div>6) The GR portion of the property would have an FAR of 2:1, building cover of 75%, and impervious cover of 90%</div> <div>7) The front 20' of any building in the GR area across the street from a single family use would be permitted only LO uses or residential uses listed in Part 5 of the ordinance and subject to limitations noted in Part 5</div> <div>8) Setbacks on Duval and E</div>
					<div>Owner is in agreement with neighborhood recommendation</div>	
				YES		6

*Jeff and Linda Stiles  
 1-05 Thomas  
 McCracken of Stiles*

Agenda Item 64

Hyde Park North Neighborhood Conservation Combining District (NCCD)

August 18, 2005

					45" are not subject to averages from single family buildings				
					9) In the GR area the minimum setback for both Duval and E 45" is 5' and the maximum setback is 10'				
					10) The open side of a parking garage above the second floor may not face the north property line or west property line along Duval on the property zoned MF-3				

PROPOSED ADDITIONAL ORDINANCE AMENDMENTS FOR 4505 DUVAL

Section	1 <sup>st</sup> Reading	Proposed Amendment
Part 3, Definitions	Not included	ADD: 4505 DUVAL—PART A means the property zoned community commercial (GR) district and located in the Duval District
		4505 DUVAL—PART B means the property zoned multi-family residence medium density (MF-3) district and located in the Residential District
Part 4, Section 3	Not included	ADD: 4505 (Part A)
Part 5, Section 3	Not included	ADD: Parking for commercial uses at 4505 Duval may be located anywhere on the site, as the site exists on April 1, 2005, including on the portion zoned MF-3.
Part 9, Section 4	The minimum street side yard setback for 4500, 5011, and 5012 Duval Street is 10 feet.	AMEND: The minimum street side yard setback for 4500, 4505, (Part A), 5011, and 5012 Duval Street is 10 feet.
Part 11, Section 1	Redevelopment of Rental Properties. This applies to 4510, 4520, and 5012 Duval Street.	AMEND: This section applies to 4505 (Part A and Part B), 4510, 4520, and 5012 Duval Street.