

# COMPARISON MATRIX FOR PLAN BOARD VS ALTERNATIVE RECOMMENDATION

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- At the March 30, 2015 hearing the City Commission asked staff to prepare a matrix to display the Plan Board Recommendations and the Alternative Recommendations presented for building height, density, minimum parking requirements, and gas stations.
- The matrix also includes a new alternative proposal for the previously proposed T-4 M1 areas of College Park and within the University Heights South Historic District.
- The alternate recommendation proposes a new zoning district for these areas that has been adapted from the existing Residential mixed use (RMU) zoning in place within College Park. The proposed T-4 RMU zoning district would be limited to residential and limited general office uses either in the form of a home occupation or up to 20% of the building square footage by Special Use Permit. Residential density would match the existing 75 units/acre density set by the existing RMU zoning and building height would be limited to a maximum of 4 stories (52 feet).

# Density: Units Per Acre

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	Existing	Alternative Recommendation	Plan Board Recommendation
Urban Mixed Use 1 (T-4 M1)	MU-1 = 30 units RH-1 = 43 units RH-2 = 100 units (UH) RMU = 75 units (CP)	Up to 50 (60 w/SUP)	Up to 50 (60 w/SUP)
Residential Mixed-Use (T-4 RMU)	RMU= 60-75 (College Park) RH-2= 80-100 (University Heights)	Up to 75	N/A
Urban Mixed Use 2 (T-4 M2)	UMU-1 = 75 units (100 w/SUP) MU-2 = 30 units BUS, BA, BT = N/A	Up to 60 (80 w/SUP)	Up to 100 (125 w/SUP)
Urban Mixed Use High (T-5)	UMU-2 = 100 units (125 w/SUP)	Up to 100 (125 w/SUP)	Up to 150 (175 w/SUP)
Urban Core (T-6)	CCD: 150	Up to 150 (175 w/SUP)	Up to 200 (225 w/SUP)

# Building Height

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	Existing	Alternative Recommendation	Plan Board Recommendation
<b>Urban Mixed Use 1 (T-4 M1)</b>	<b>MU-1 = 5 stories (8 w/SUP) RH-1 and RH-2 = 5 stories RMU = 3 or 4 stories (per College Park SAP)</b>	<b>4 stories (5 w/bonus)</b>	<b>4 stories (5 w/bonus)</b>
<b>Residential Mixed-Use (T-4 RMU)</b>	<b>RMU = 3 or 4 stories (CP SAP) RH-2= 4 stories (University Heights Historic District)</b>	<b>4 stories</b>	<b>N/A</b>
<b>Urban Mixed Use 2 (T-4 M2)</b>	<b>UMU-1 = 6 stories MU-2 = 5 stories (8 w/SUP) BUS, BA, BT = 5 stories (8 w/SUP)</b>	<b>5 (6 by bonus)</b>	<b>6 stories (8 w/bonus)</b>
<b>Urban Mixed Use High (T-5)</b>	<b>UMU-2 = 6 stories (8 w/SUP)</b>	<b>6 (8 by bonus)</b>	<b>8 stories (10 w/bonus)</b>

# NEW ZONING DISTRICT: RESIDENTIAL MIXED USE (T-4 RMU)

**Proposed Location:** Within core of College Park and within University Heights Historic District

## Issues addressed:

1. Addresses the concerns of CP neighborhood by limiting the intensity of non-residential uses to very limited office uses (no microbreweries, blood banks, etc.)
2. Matches existing maximum density for old RMU district (75 units) and RH-2 zoned property (80-100 units)
3. Limits maximum height to 4 stories to match existing height limits in CP and within University Height Historic District
4. Solves the density issue for Residential High (RH-2) zoned property raised by John Fleming
5. Would keep existing uses, heights, densities, and intensities intact for the core areas of College Park
6. Provides more compatibility for the existing residential uses within the University Heights South Historic District

# PARKING – PER SPECIAL AREA PLAN <sup>1408171</sup>

## Minimum Vehicular Parking:

<u>Zoning or Special Area Plan</u>	<u>Residential</u>	<u>Non-residential</u>
University Heights	None	None
College Park	One per 2 bedrooms	None
Traditional City	None	None
Central Corridors	None	None
13 <sup>th</sup> Street SAP	None in Districts 1 & 2 25% in District 3	None in Districts 1 & 2 25% in District 3
Other Zoning or SAPs (Sec. 30-322)	One per bedroom	One per 250 sq ft (retail) One per 300 sq ft (office) One per 500 sq ft (industrial)

# Minimum Parking

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	Existing	Alternative Recommendation	Plan Board Recommendation
<b>Urban Core (T-6) and Urban Mixed Use (T-5)</b>	<b>Residential:</b> None  <b>Non-residential:</b> None	<b>Residential:</b> None  <b>Non-residential:</b> None	<b>Residential:</b> None  <b>Non-residential:</b> None
<b>T-4 OR, T-4 RMU, T-4 M1, T-4 C, T-4 M2</b>	<b>Residential:</b> Per Special Area Plan  <b>Non-residential:</b> Per Special Area Plan	<b>Residential:</b> 1 space per 3 bedroom  <b>Non-residential:</b> None or 25% within T-4 C	<b>Residential:</b> None or 25% in T-4 C  <b>Non-residential:</b> None or 25% in T-4 C
<b>All other Zoning Districts outside of transect area</b>	<b>Residential:</b> One per bedroom  <b>Non-residential:</b> One per 250 sq ft (retail) One per 300 sq ft (office) One per 500 sq ft (industrial)	<b>Residential:</b> One per bedroom  <b>Non-residential:</b> One per 250 sq ft (retail) One per 300 sq ft (office) One per 500 sq ft (industrial)	<b>Residential:</b> One per bedroom  <b>Non-residential:</b> One per 250 sq ft (retail) One per 300 sq ft (office) One per 500 sq ft (industrial)

# Gas Stations

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	Existing	Plan Board Recommendation	Alternative Recommendation (with proposed compatibility standards)
<b>Urban Mixed-Use 1 (T-4 M1)</b>  By SUP in certain areas	Per SAP prohibited in some areas	4 fueling positions by right	6 fueling positions by right  12 fueling positions by SUP or PD
<b>Mixed-Use Corridor (T-4 C)</b>	Per SAP prohibited in some areas	4 fueling positions by right	6 fueling positions by right  12 fueling positions by SUP or PD
<b>Urban Mixed-Use 2 (T-4 M2)</b>	Per SAP prohibited in some areas	4 fueling positions by right	6 fueling positions by right  12 fueling positions by SUP or PD
<b>Within ¼ mile of an I-75 interchange</b>	10 fueling positions by right	10 fueling positions by right	12 fueling positions by right or PD

# COMPATIBILITY STANDARDS

- **Canopy Height:** The bottom surface of a canopy shall not exceed 15 ft. in height.
- **Canopy Lighting:** Canopy Lighting requirements shall be consistent with the requirements defined in LDC Sec. 30-7.5(e)(6).
- **Parking Lot Lighting:** Lighting shall be consistent with the requirements of LDC Sec. 30-7.5(e)(4)d.1. – 3.
- **Perimeter Buffers:** Sites shall include Type B buffers with a minimum 4 ft. tall opaque masonry wall or privet type hedge along the side and rear property boundaries to minimize the view of fueling pumps.

# COMPATIBILITY STANDARDS

- **Outdoor Speakers:** The use of outdoor speakers for promotional and/or advertisement purposes shall be prohibited when adjacent to existing residential uses.
- **Dumpster Location:** Dumpsters shall be enclosed by a masonry wall and placed as far away from existing, adjacent residential uses as practicable on the site and shall not be less than 50 feet as measured from the residential property line.
- **Car wash facilities and associated elements such as vacuums shall be prohibited when adjacent to an existing residential uses**
- **A convenience store or restaurant or combination thereof must be present when fueling positions exceed 6.**