



Planning and Development Services

Land Development Code Update

City Commission Public Hearing June 18, 2015

Continuation from May 12, 2015

(Legistar No. 140820)

AGENDA

- **Why update the code?**
- **Review options for T-6 area within Pleasant Street Historic District**
- **Review proposed residential mixed-use (T-4 RMU) zoning district maps with Plan Board and alternative recommendations**
- **Clarify language regarding additional parking garage stories**

WHY UPDATE THE CODE?

140820J

COMMISSION DIRECTION on January 5, 2012:

Prepare an update to, and incorporate form-based code principles into, the City's Land Development Code and identify:

- 1. Areas appropriate for form-based code**
- 2. Special Area Plans that will be replaced**
- 3. Parts of Land Development Code that should be integrated into final product**

WHY UPDATE THE CODE?

- 1) 23 years since the last comprehensive update of the Code.**
- 2) Frequent “patching” of the Code has led to multiple Special Area Plans with confusing and inconsistent regulations**
- 3) Reliance on the 1987 SIC manual to classify uses limits the ability of the Code to respond to new trends, technologies, and uses.**
- 4) Consistency with the redevelopment policies in the Comprehensive Plan**

WHY UPDATE THE CODE?

- **Make the code easier to use and more transparent**
- **Improve the development review approval process**
- **Provide more flexibility**
- **Support for economic and small business development**
- **Enhance protections for neighborhoods**

WHY UPDATE THE CODE?

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- **In order to replace the Special Area Plans, the Code proposes to consolidate common elements of the Special Area Plans into 8 new zoning districts.**
- **These new zoning districts are intended to preserve the best parts of the Special Area Plans while eliminating inconsistent regulations found in the plans**

NEW ZONING DISTRICTS

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- Based on input from various meetings staff had recommended reducing residential densities and building heights in several of the proposed districts in order to better match existing conditions. These alternative recommendations were discussed at the March 30 hearing.
- Staff also presented an alternative recommendation concerning minimum parking requirements in the new zoning districts at the same meeting.

NEW ZONING DISTRICTS

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- **Based on input at the March 30, 2015 hearing concerning College Park and University Heights, staff developed a new zoning district intended to closely match the existing zoning within both areas.**
- **The new Residential Mixed-Use (T-4 RMU) would replace the Plan Board recommended T-4 M1 in these areas.**
- **The new T-4 RMU would only allow residential and very limited office uses, consistent with existing zoning in these areas.**

ZONING DISTRICT MAPS AND INFORMATION

- **Based on feedback from the City Commission, staff has consolidated the relevant information for each proposed zoning district on map boards to facilitate decision making regarding density, height, uses, and location.**

ZONING DISTRICT MAPS AND INFORMATION

- **The information presented includes:**
 - **A map of the existing zoning districts proposed for replacement**
 - **A map of the proposed zoning district**
 - **A matrix with information concerning existing densities, building heights, and parking along with the Plan Board and where applicable the alternative recommendations**
 - **A table of the proposed uses for each district**

NEW ZONING DISTRICTS

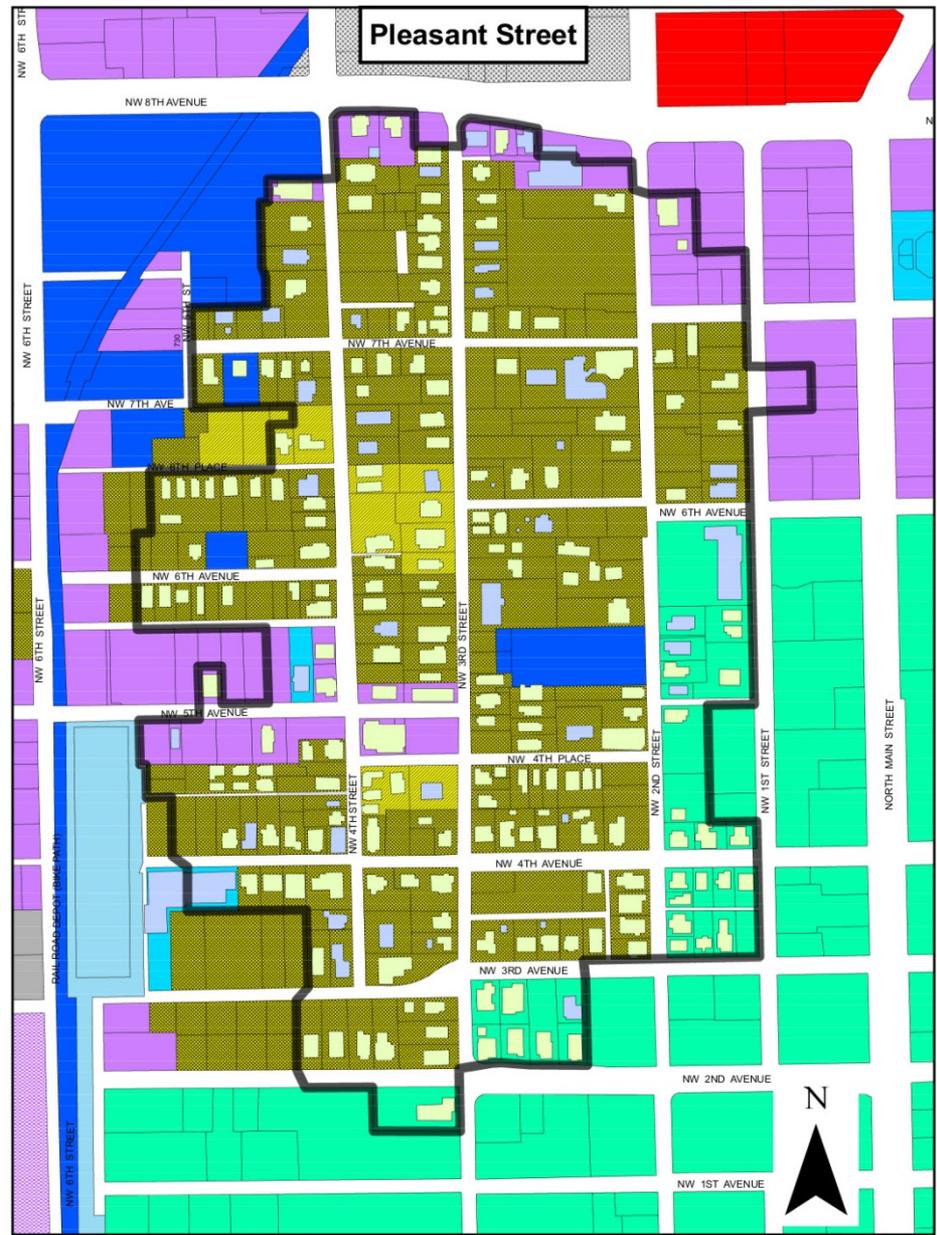
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- **The proposed rezoning includes eight new districts:**
 - ✓ **Urban Core (T-6)**
 - ✓ **Urban Mixed-use High (T-5)**
 - 3. Residential Mixed-Use (T4-RMU)**
 - 4. Urban Mixed-use 2 (T-4M2)**
 - 5. Mixed-use Corridor (T-4C)**
 - 6. Urban Mixed-use 1 (T-4M1)**
 - 7. Urban Office/Residential (T-4OR)**
 - 8. Urban Residential Low-Density (T-4R)**

URBAN CORE (T-6)

- Located within Downtown and Innovation Square.
- Includes a mix of residential, commercial, office, and other non-residential uses.
- At the May 12th meeting, the City Commission requested staff bring an alternative proposal for the T-6 zoned properties located within the Pleasant Street historic district regarding maximum building height.

Pleasant Street



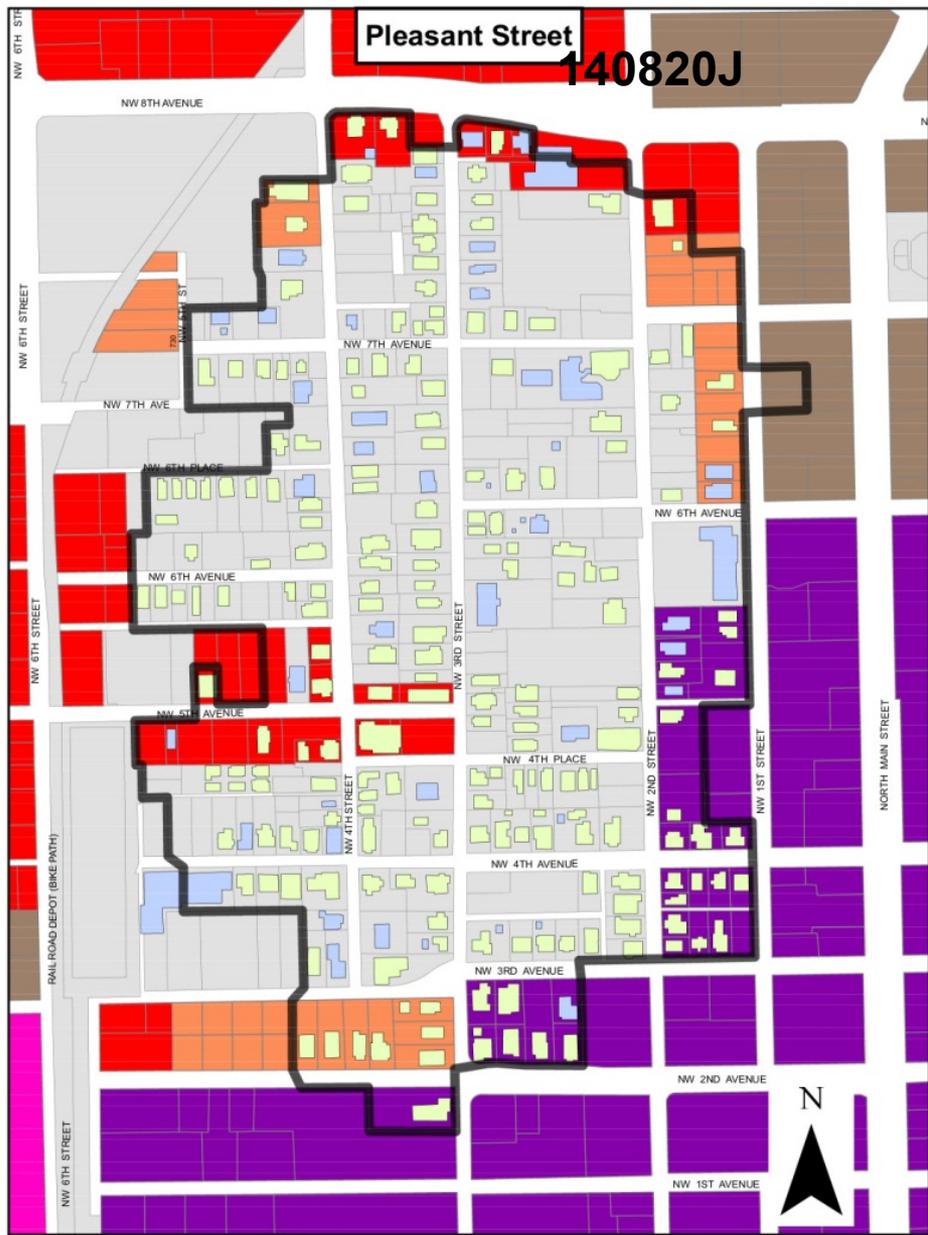
Existing Zoning	PD: Planned Development	Historic Districts
BA: Automotive-Oriented Business	PS: Public Services and Operations	Historic Structures
CCD: Central City District	RC: Residential Conservation	Contributing
ED: Educational Services	RMF-5: Single-Family/Multiple-Family Residential	Non-Contributing
I-1: Limited Industrial	RSF-4: Single-Family Residential	
MU-1: Mixed Use Low Intensity	UMU-2: Urban Mixed-Use	
OF: General Office	W: Warehousing and Wholesaling	
OR: Office Residential		

125 0 125 Feet

Prepared by the Planning & Development
Printed on: 5/26/2015

Pleasant Street

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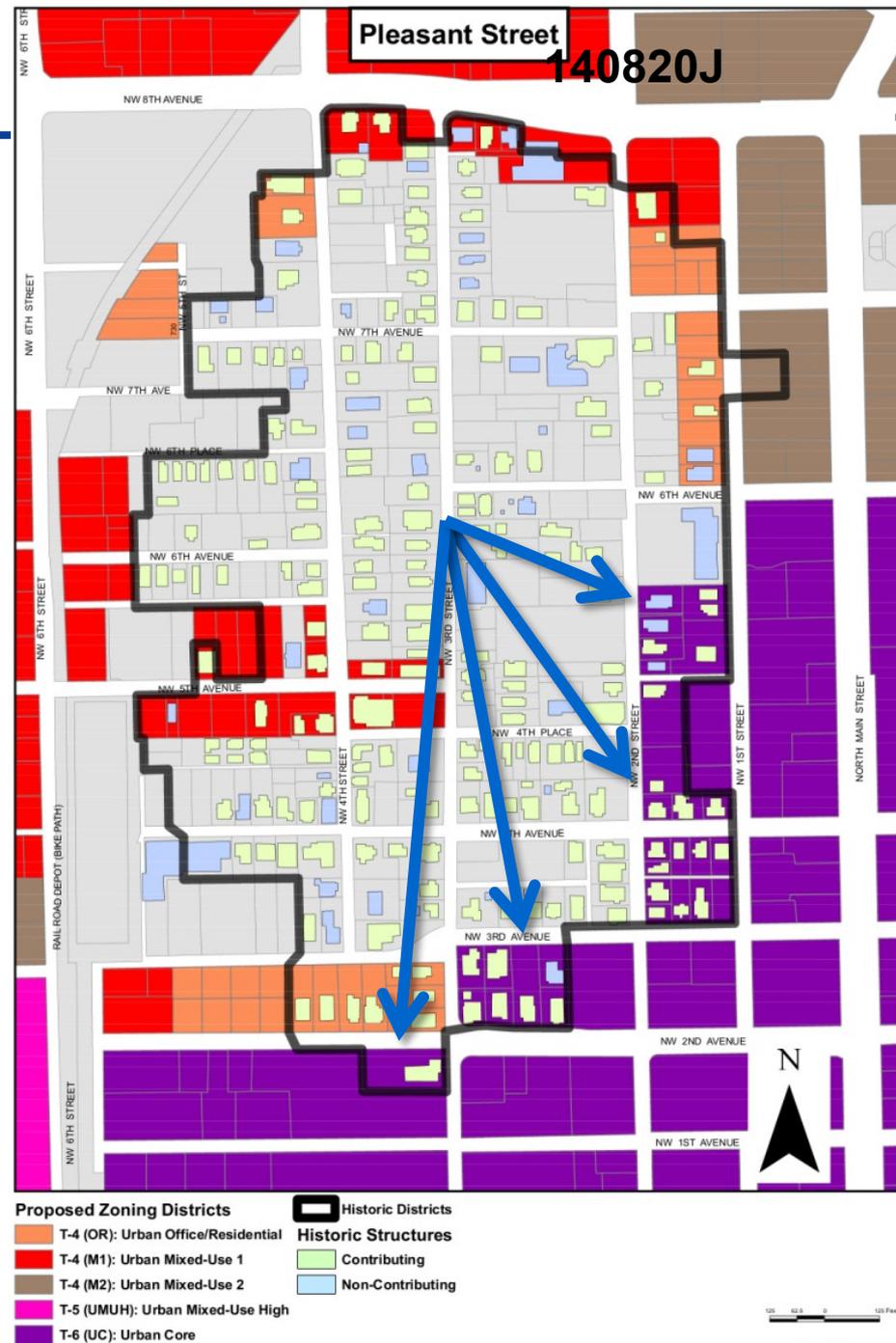
Proposed Zoning Districts	Historic Districts
T-4 (OR): Urban Office/Residential	Historic Structures
T-4 (M1): Urban Mixed-Use 1	Contributing
T-4 (M2): Urban Mixed-Use 2	Non-Contributing
T-5 (UMUH): Urban Mixed-Use High	
T-6 (UC): Urban Core	

125 0 125 Feet

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Recommendation

1. The Urban Core (T-6) zoned properties within the Pleasant Street historic district shall be limited to 3 stories unless a COA is obtained by the HPB for additional stories.
2. Alternative: Also limit T-4 M1 within historic district (shown in red) to same three story limit. T-4 M1 allows 4 stories by right and up to 5 w/bonus



RESIDENTIAL MIXED USE (T-4 RMU)^{140820J}

- **Located within College Park and University Heights South historic district.**
- **Alternative recommendation to the Plan Board recommendation of T-4 M1 in these areas.**
- **Allows residential and very limited office uses**



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Residential Mixed-Use (T-4 RMU)			
Building Height: Stories		Density: Units Per Acre	
Existing	Recommendation Alternative	Existing	Recommendation Alternative
RMU = 2.5 - 3.5 stories per SAP	4 stories	RMU = Up to 75	Up to 75 units
RH-2 = 48' (4 stories per SAP)		RH-2 = Up to 100	
Minimum Parking Requirements			
Existing	Plan Board Recommendation	Alternative Recommendation	
None: per University Heights Special Area Plan 1 space per 2 bedrooms: per College Park SAP	Residential: None Non-residential: None	Residential: 1 space per 3 bedrooms Non-residential: None	

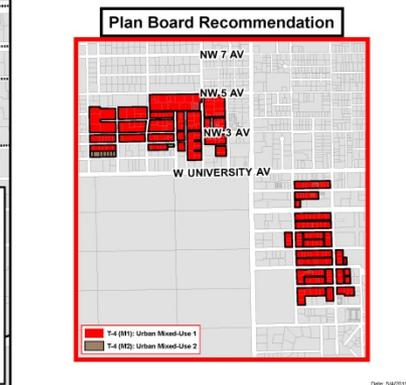
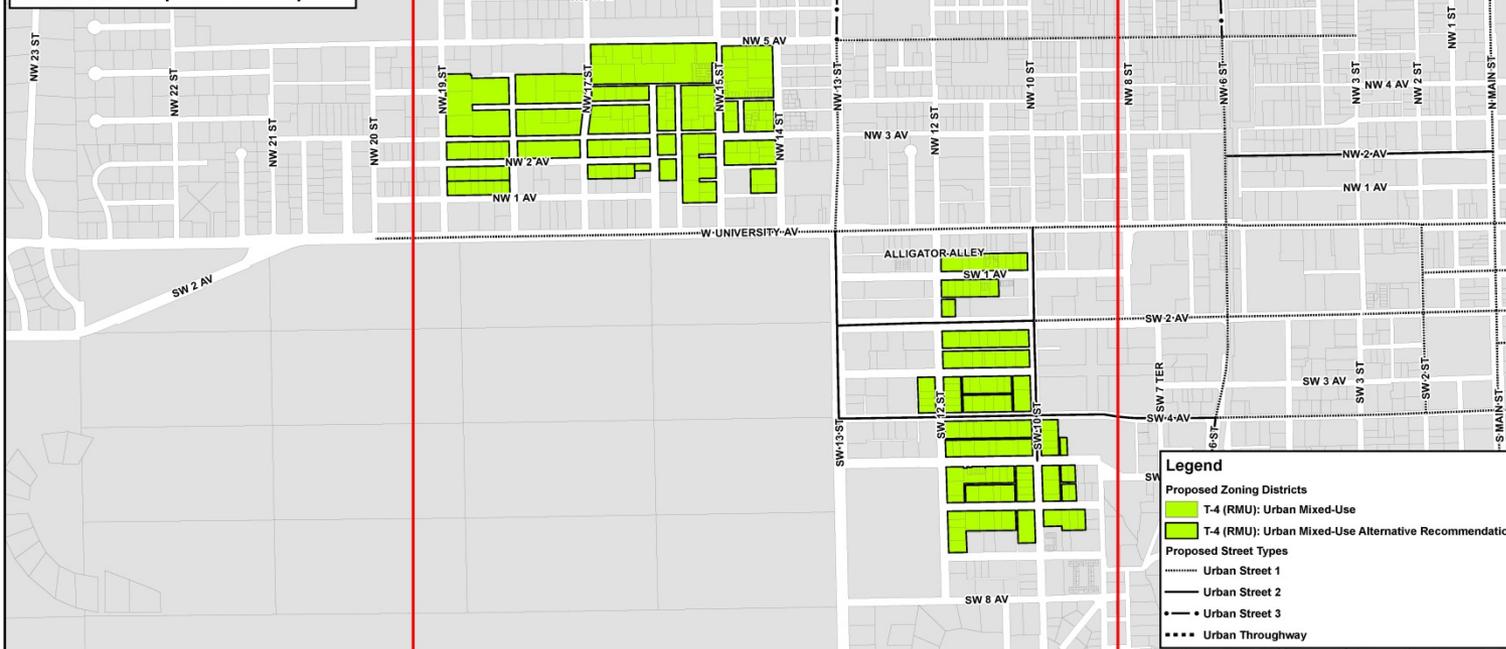
Table V.1 Permitted Uses Within Tract Zones

RESIDENTIAL	See section	T-4 RMU
Single family house		P
Attached dwellings (up to 6 attached units)		P
Multiple family, small (up to 4 units per building)	306.19	P
Multiple family dwelling	306.19	P
Accessory dwelling unit	306.41	P
Adult day care home	306.42	P
Community residential home (up to 6 residents)	306.6	P
Community residential home (more than 6 residents)	306.6	P
Dormitory (tenant)	306.8	P
Dormitory (owner)	306.8	P
Family child care home	306.10	P
NON-RESIDENTIAL		
Childcare establishments	306.3	-
Assisted living facility		-
Bar & breakfast establishments	306.4	P
Business services		-
Car wash facilities	306.65	-
Club, social & fraternal organizations		-
Day care center	306.7	P
Drive-through facility	306.9	-
Emergency shelter		-
Equipment rental and leasing, light		-
Exercise studio		-
Farmers market	306.11	-
Food distribution for the needy	306.12	-
Funeral home and crematorium	306.13	-
Gasoline/alternative fuel station	306.14	-
Hotel		-
Itinerant food vendor	Ch. 19, Art. 19	-
Laboratory, medical & dental		-
Library		S
Light assembly, fabrication and processing	306.17	-
Microbrewery/Microdistillery/Microbrewery	306.17	-
Multi-apartment self-storage	306.18	-
Museums and art galleries	306.18	-
Office		P / S
Office, medical, dental & other health related services		-
Parking, surface (principal use)	306.23	-
Parking, structured (principal use)	30	-
5, 18 C.		-
Passenger transit station		-
Personal services		-
Place of religious assembly	306.22	P
Public administration buildings		S
Public parks		P
Recreation, indoor		-
Recreation, outdoor		-
Research development & testing facilities		-
Residence for destitute people	306.24	-
Restaurant		-
Retail sales		P
School, elementary, middle & high (public & private)	306.26	-
Scout or electric golf cart sales	306.27	-
Social services facilities	306.30	-
Skilled nursing facility		-
Vehicle sales and rental (no outdoor display)	306.32	-
Vehicle service	306.33	-
Vehicle repair	306.33	-
Veterinary services	306.34	-
Vocational/Trade school		-
Wireless communication services		-

1. When locating a Sign, Signage Street.
2. When adjacent to Single Family Residential land use a Special Use Permit is required.
3. Additionally, the associated building footprint cannot exceed 1,200 square feet and is limited to an occupancy load of 100 or less.
4. Office uses are a home occupation, limited to no percent of the office owner's residential unit (first floor only).
5. Office uses up to 20% of the building square footage and must be secondary to a principal residential use. No outdoor storage allowed.

Proposed Area for Zoning Changes for Land Development Code Update

RESIDENTIAL MIXED-USE (T-4 RMU) ZONING



140820J

Residential Mixed-Use (T-4 RMU)

Building Height: Stories		Density: Units Per Acre	
Existing	Recommendation	Existing	Recommendation
Existing	Alternative	Existing	Alternative
RMU = 2.5 - 3.5 stories per SAP	4 stories	RMU = Up to 75	Up to 75 units
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Minimum Parking Requirements

Existing	Plan Board Recommendation	Alternative Recommendation
None: per University Heights Special Area Plan	Residential: None	Residential: 1 space per 3 bedrooms
1 space per 2 bedrooms: per College Park SAP	Non-residential: None	Non-residential: None

T-4 RMU RECOMMENDATIONS^{140820J}

- **Height: 4 stories**

- **Density: 75 units**

- **Parking:**
 - **Plan Board Recommendation: None**
 - **Alternative Recommendation: 1 space per 3 bedrooms for residential**

CLARIFY PARKING GARAGE STORIES ^{140820J}

- **At the May 12th hearing there was discussion concerning a code provision regarding the maximum number of stories for buildings with a parking garage integrated into the building.**
- **To clarify, the proposed code provision would allow up to 2 levels of a parking garage which is integrated into the building to not count towards the maximum number of stories allowed by the zoning district (within T-5 and T-6 only).**

CLARIFY PARKING GARAGE STORIES^{140820J}

- This is intended to encourage the provision of integrated parking within a building within the highly urbanized areas of the City by not counting up to 2 levels of parking towards the maximum number of stories while still limiting the overall building height by the maximum number of feet in T-5 and T-6.
- Where allowed, the height of a stand-alone parking garage is limited by the maximum height (feet) allowed in the zoning district.

STAFF RECOMMENDATION FOR CONTINUANCE

- **Staff to the City Commission – The City Commission hear a presentation from Staff and provide Staff with directions and continue the following petitions to September 30, 2015:**
 - **Petition PB-14-40 CPA**
 - **Petition PB-14-41 TCH**
 - **Petition PB-14-42 LUC**
 - **Petition PB-14-43 ZON**