

Petition PB-13-85 PDA. Causseaux, Hewett & Walpole, Inc., agent for RBLWP Parcel D, LLC, and D. Bruce and Kristin S. Hawkins. Planned Development Amendment to allow construction of a mixed-use development zoned PD (Planned Development district); and rezone property from RMF-5 (12 units/acre single-family/multiple-family residential district) to Planned Development district (PD). Located at 303-319 Northwest 13th Street, 1227 Northwest 4th Avenue, and 1226 NW 3rd Avenue. Related to Petition PB-13-86 LUC.

Senior Planner Scott Wright gave a combined presentation on this zoning petition and the related land use petition (PB-13-86 LUC). See minutes for Petition PB-13-86 LUC.

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| Motion By: Bob Ackerman | Seconded By: Seth Lane |
| Moved To: Approve Petition PB-13-85 PDA with the conditions in the staff report, and accept the revised Conditions 5, 6, 20, and 21 as proposed by the applicant, and further revise proposed Condition 21 by deleting “eastern” and adding “landscape” so that it reads: “The elevation of the parking structure shall be designed to minimize lighting impacts on adjacent residential properties and incorporate architectural and landscape elements to create a façade that more closely resembles a building rather than open levels of a parking garage. The elevations for structures located within the University Heights North Historic District must receive approval from the Historic Preservation Board prior to final development plan approval. Elevations shall be generally consistent with those approved with this ordinance, but elevation details and materials may be revised by the Historic Preservation Board and/or Development Review Board without amending this ordinance.” | Upon Vote: 5-1 (Nay, Goodison) |