

**Staff Recommended Changes: Sec. 30-65.2 Urban mixed-use district 2 (UMU-2).**

(e) *Public realm requirements.*

(3) *New streets/blocks.*

- a. *Within the University Heights area, subdivisions, minor subdivisions, lot splits, and development that requires development plan review shall be required to include ~~any of the proposed new local streets depicted in Figure 2.1 that are located within the boundaries of the subdivision, minor subdivision, lot split or development.~~ These new local streets shall be located so that the resulting block(s) will not exceed a maximum block perimeter of ~~1,800~~ 2,000 feet.*
- e. *The required local streets, multi-use paths or urban walkways shall be constructed at the expense of the owner/developer as part of the subdivision, minor subdivision, lot split or development, to serve the subdivision, minor subdivision, lot split or development, and shall be constructed according to the appropriate city standards as determined through the development review, subdivision, minor subdivision, or lot split process, but may be sited and configured in a manner so that they provide the most appropriate access to the development, subdivision, minor subdivision, or lot split. The subdivision, minor subdivision, lots split or development may be approved prior to street construction when the required local streets: will be constructed by the City or some other governmental entity; are listed on an approved capital project plan or included within an approved budget; are scheduled for construction within two years; and the required right-of-way has been dedicated to the City or an agreement for construction has been finalized. Where a street is planned to continue beyond the extent of the development, subdivision, minor subdivision or lot split, the development shall provide for the continuation of the street by stubbing out the improvements as close as is practicable to the edge of the property boundary.*

(f) *Additional requirements.*

(3) *Parking.*

- c. *Bicycle parking.*
  1. *The owner/developer shall provide a minimum of one space per ~~1,500~~ 2000 square feet of gross floor area for non-residential uses and one space per ~~two~~ three bedrooms for residential uses for bicycle parking.*
  2. *A minimum of ~~20~~ 10 percent of the provided bicycle parking shall be located between the building and the street. ~~within the landscape zone or sidewalk zone.~~ The remainder shall be located a maximum distance of 100 feet from a building entrance and shall be covered from inclement weather or located within an accessory parking structure.*