

**13th Street Mixed-Use PUD Amendment – recommended City Plan Board conditions
(shown as strikethrough/underline of existing PUD conditions)**

1. The maximum density/intensity of development shall be 26,000 square feet of permitted non-residential uses ~~commercial, public and private schools, places of religious assembly or community facilities; 20,000 square feet of office; and 168-202 multiple-family residential units with a maximum of 230-288 bedrooms. However, the office development may be reduced by 15,000 square feet in order to develop up to 23 additional multiple-family residential units with a maximum of 32 additional bedrooms. The leasing office associated with the on-site residential units shall not count against the permitted non-residential square footage.~~ The leasing office associated with the onsite residential units shall not count against the permitted non-residential square footage.
2. The permitted uses shall be specified in the Planned Development zoning ordinance. No drive-through facilities shall be permitted.
3. The owner/developer shall construct a bus shelter on NW 13th Street that is architecturally consistent with the development. The specific location of the bus shelter shall be determined by the Regional Transit System and the Public Works Department during development plan review.
4. Vehicular access to the development shall be limited to ingress and egress from NW 3rd Avenue and NW 4th Avenue. The owner/developer shall construct sidewalks around the street edges of the property to provide pedestrian and bicycle access to the development.
5. ~~The historic contributing structures on the property shall not be removed prior to final development plan approval.~~ The owner/developer shall relocate the structures within the University Heights North Historic District or to a site in another historic district within the City as approved by the Historic Preservation Planner during development plan review.
6. The maximum building height shall be ~~8-six~~ (6) stories (not to exceed ~~106-85~~ feet) along NW 13th Street and extending no further east than within 100 feet of the eastern property boundary ~~the eastern NW 12th Drive right-of-way line, if the same were extended due south to NW 3rd Avenue.~~ The maximum building height of the parking garage located adjacent to property with Residential Low land use designation shall be 5 stories (not to exceed 60 feet).
7. The Planned Use District land use category does not vest the development for concurrency. The owner/developer is require to apply for and meet concurrency management standards, including all relevant Transportation Concurrency Exception Area standards or other program in effect at the time of application for development plan review. An application for a Certificate of Final Concurrency shall be submitted with the application for final development plan review.
8. Transportation modifications require due to operational or safety issues are the owner/developer's responsibility and shall not count towards required Transportation Concurrency Exception Area standards or other transportation mitigation program then in effect.