

PB-17-114 LUC

Legistar No. 170607

City Commission
March 15, 2018

Prepared By: Dean Mimms, AICP

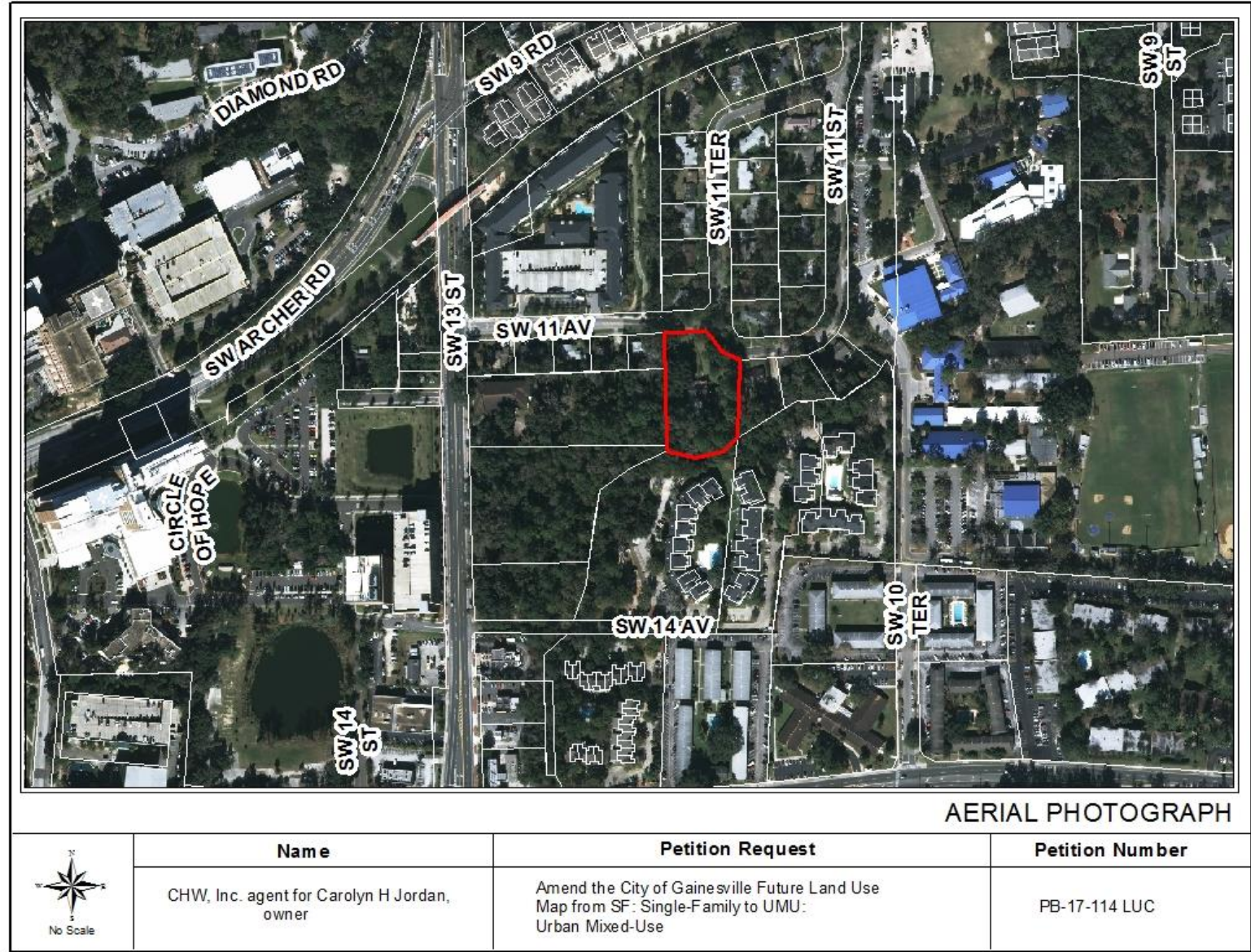


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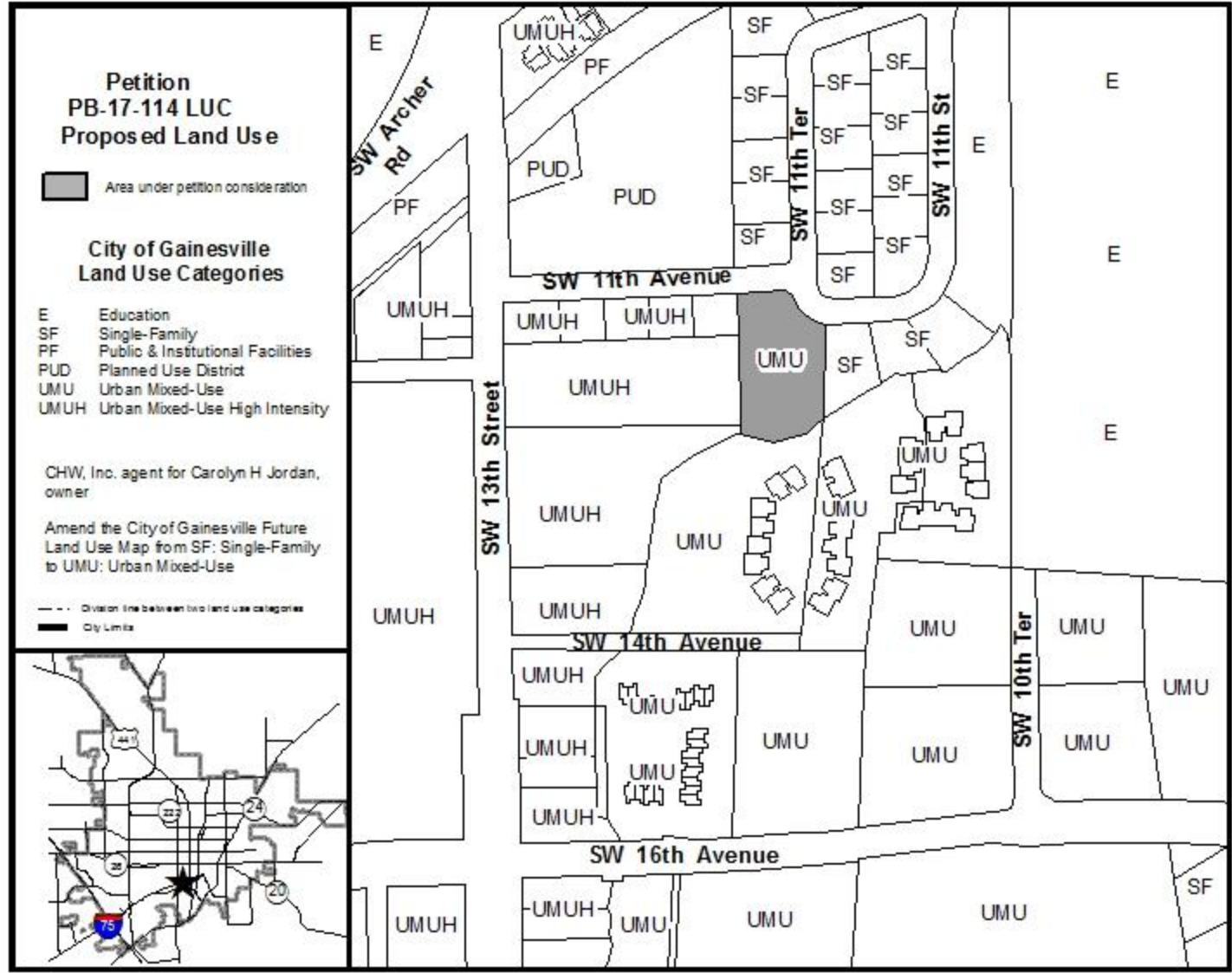
**CHW, Inc., agent for Carolyn H. Jordan
1.48 acres, 1135 SW 11th AVE**

**ZON → Single-Family (RSF-1, 3.5 du/ac) to
Urban 8 (U8) (60 du by right, max 80 by SUP)**

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Proposed Land Use



Subject Property



Adjacent SF to East



SW 11th Terrace

Adjacent (to
north & west)
SW 11 AVE



The Nine - Phase 1 (west along SW 11 AVE)



Wildflower Apartments (northwest across SW 11 AVE)



SW 11 AVE &
SW 13th ST



South on SW
13th ST



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LUC Review Criteria (FLUE Policy 4.1.3)

- Consistency with Comprehensive Plan
- Compatibility & Surrounding Uses
- Environmental Impacts / Constraints
- Support for Urban Infill and/or Redevelopment
- Impacts on Affordable Housing
- Impacts on Transportation System
- Availability of Facilities & Services
- Need for Additional Acreage
- Discouragement of Urban Sprawl
- Need for Job Creation, Capital Investment, Economic Development
- Need to Modify Land Use Categories & Development Patterns in Antiquated Subdivisions

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Compatibility

- UMU-H / Ug to West (The Nine – Phase 1: 4-stories/5-story garage) 6-stories by right, 8 by SUP. Proposed UMU/U8: 5 by right, 6 w/bonus pts.
- UMU/PD to South (Oakbrook Walk Apartments: 3-story)
- PUD/PD to Northwest (Wildflower Apartments: 3-story)
- SF/RSF-1 to East and North (single-family houses, 3 stories by right)
- Hgt. limits, landscape buffers, lighting and noise requirements
- **Sec. 4.8 Development Compatibility – highlights re: Multi-family:**
 - W/in 100 ft of single-family: Max. 3 stories/36 ft., 6 units/building
 - Side/rear setbacks = adjacent SF requirements
 - No outdoor recreation, car washing, trash/waste disposal facilities in setback area adjacent to SF
 - Parking lots/driveways in setback area adjacent to SF : single-loaded parking row, max. 2-way driveway
 - Min. 6 ft-tall decorative masonry wall (or equivalent) plus landscaping
 - Max. 2.75 bedrooms/unit in UF Context Area

Key Points

- **Consistent with Comp. Plan – supports infill development & redevelopment at central location in urbanized area**
- **Proposed land use intended for development of Phase 2 of “The Nine”**

Recommendation

Staff to City Commission
Approve Petition & Ordinance

City Plan Board to City Commission
Approve Petition PB-17-114 LUC
(Plan Board voted 6-0)