



## Legislation Details (With Text)

**File #:** 190990. **Version:** 1 **Name:**  
**Type:** Petition **Status:** To Be Introduced  
**File created:** 2/7/2020 **In control:** City Plan Board  
**On agenda:** 2/27/2020 **Final action:**  
**Title:** Special Use Permit to increase Residential Density from 60 units per acre to 80 dwelling units per acre for property zoned U8 (B)

Petition PB-19-160 SUP. CHW. Petition for Special Use Permit to increase residential density from 60 units/acre to 80 units/acre in order to construct a total of 210 multi-family units. Located on parcels between NW 5th Avenue, NW 13th Street, NW 4th Place, and NW 14th Street, and a portion of the block south of NW 4th Place.

### Sponsors:

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### Code sections:

**Attachments:** 1. 190989\_PB-19-160SUP\_TheMark\_StaffReport\_20200227, 2. 190990\_CPB\_200227\_Minutes\_Draft\_20200618, 3. 190990\_PB-19-161SVA\_StaffPPT\_20200618

Date	Ver.	Action By	Action	Result
2/27/2020	1	City Plan Board		

**Special Use Permit to increase Residential Density from 60 units per acre to 80 dwelling units per acre for property zoned U8 (B)**

**Petition PB-19-160 SUP. CHW. Petition for Special Use Permit to increase residential density from 60 units/acre to 80 units/acre in order to construct a total of 210 multi-family units. Located on parcels between NW 5<sup>th</sup> Avenue, NW 13<sup>th</sup> Street, NW 4<sup>th</sup> Place, and NW 14th Street, and a portion of the block south of NW 4<sup>th</sup> Place.**

The Special Use Permit request is to allow an additional 20 units per acre on the approximately 2.626 acre subject property for a multiple-story, multiple-family development of 210 dwelling units. If granted the Special Use Permit would increase the allowable residential units on the development site from 157 units (60 units per acre by right) to 210 units (80 units per acre).

Per Section 30-4.13, Table V-2 Building Form Standards within Transects, a maximum of 150 dwelling units per acre is allowed by-right in U8 zones. Up to 80 dwelling units is allowed in U8 zones with Special Use Permit approval.

None.

Staff to City Plan Board - Staff recommends approval of Petition PB-19-160 SUP.