

TO: Mayor and City Council

FROM: Kelly Diekmann, Planning & Housing Director

DATE: May 23, 2023

SUBJECT: Request for PRD and PUD Front Yard Parking Zoning Text Amendment related to Apartments

BACKGROUND:

City Council received a request from Luke Jensen as part of their May 9th non-agenda packet to consider changes to the Planned Residence District (PRD) and Planned Unit Development (PUD) Overlay standards related to construction of front yard parking and apartments. Mr. Jensen is interested in developing a vacant site on Mortenson Road that is currently zoned PRD. Apartments are an allowed use within the PRD zoning district, but development is subject to the standards of the PRD. Although a PRD grants latitude to City Council to approve certain deviations, the Zoning Ordinance requires conformance to all parking requirements, including location, number, and layout. **In this case, the issue is that parking lots are not allowed to be constructed between a building and the street.**

Mr. Jensen is exploring a concept that would develop the site with an apartment building, rather than townhomes, and to do so he desires to seek approval of some underground parking and some surface parking located in the front of an apartment building. The surface parking in front of the apartment building is the reason for the request because within residential zones the City does not permit front yard parking, i.e. parking between a building and the street.

The City prohibits front yard parking within residential zoning districts to maintain a residential appearance for development. This ensures buildings are placed near the street and have direct pedestrian access to the street.

The specific request is to modify the PRD/PUD zoning standards to allow for City Council to approve as part of the standard Major Site Development Plan approval process allowing for front yard parking where it would otherwise be prohibited. The proposed change would not allow front yard parking lot by right, only the ability for it to be considered within a site development plan review.

OPTIONS:

Option 1: Place on Agenda for Discussion of Zoning Text Amendment

If City Council desires to consider this request, the item should be placed on future agenda for discussion. City Council would be able to review the circumstances of the request, what conditions may support such a design, and what types of changes to standards if any, are desirable within the context of a PRD or PUD zoning district.

Option 2: Decline the Request

If the item is not placed upon a future agenda, the developer will have to consider development of the site in conformance with current requirements.