

ITEM #: 39
DATE: 04-11-23
DEPT: P&H

COUNCIL ACTION FORM

REQUEST: THIRD READING OF REZONING FROM RESIDENTIAL LOW-DENSITY ZONE (RL) TO RESIDENTIAL MEDIUM DENSITY ZONE (RM) PLANNED UNIT DEVELOPMENT (PUD) OVERLAY WITH A MASTER PLAN AT 3216 TRIPP STREET

BACKGROUND:

The City owns the property at 3216 Tripp Street in the Baker Subdivision. As part of a City Council initiated rezoning, the Staff have proposed rezoning this property from Residential Low Density (RL) to Residential Medium Density (RM) with a PUD Overlay and Master Plan for the property at 3216 Tripp Street. The subject parcel is 2.78 acres. (See *Attachment A*). This rezoning is necessary step in support of submitting a LIHTC application with our partner development group represented by Hatch Development.

PUD MASTER PLAN:

City Council has approved the first two readings of the ordinance for the rezoning of this site with a master plan that described the number of units on the property, height limits, and references to affordable housing with a reduced parking rate. On February 28th, City Council deferred the third reading of the rezoning ordinance with a master plan to allow for City Council to consider reducing the required parking rate related to affordable housing. City Council initiated at that time a text amendment to reduce the maximum required parking for an affordable housing unit in a PUD from 2.0 spaces per unit to 1.5 spaces per unit.

Staff is recommending that City Council modify the proposed Master Plan for 3216 Tripp Street to remove the specific reference to a parking rate of 2.0 spaces per unit due to Council's intent to consider reducing the requirement. Removing this reference will then default to whatever the zoning ordinance standard is at the time of Site Development Plan approval for the project. The revised Master Plan is attached for approval on third reading.

Approving the third reading of the rezoning on April 11th will complete the rezoning process for the site and allow for submittal of the LIHTC application later this month. City Council is tentatively scheduled to consider the proposed zoning text amendment to reduce affordable housing parking at its April 25th meeting.

ALTERNATIVES:

1. Approve on Third reading the Rezoning from Residential Low Density (RL) to Residential Medium Density (RM) with a PUD Master Plan for the property at 3216 Tripp Street that does not identify a specific parking rate for affordable housing. (See Attachment C)
2. Modify or Deny the request for Rezoning from Residential Low Density (RL) to Residential Medium Density (RM) with a PUD Master Plan for the property at 3216 Tripp Street.
3. Defer Action on this request and request more information from City Staff.

CITY MANAGER'S RECOMMENDED ACTION:

The Master Plan has been revised since the second reading. This revision reflects the PUD parking rate for affordable housing without identifying a specific parking rate. This has been done in anticipation of an upcoming text amendment to lower the minimum parking rate for Affordable Housing in PUD's. The findings for approval of the rezoning overall still applicable regardless of the reference to parking for the site. **Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1, as described above.**

Attachment A- Master Plan



3216 Tripp Street Master Plan

- Number of Units:** 30-50
- Permitted Housing Type:** Apartments, Townhomes and Duplexes
- Building Height Limit:** Three Stories
- Parking:** PUD Affordable Housing Parking Rate
- Use:** Residential Including Affordable Housing