

TO: Planning and Zoning Commission

FROM: Department of Planning and Housing

DATE: April 1, 2016

SUBJECT: Apartment Development Sites Spring 2016

The City Council considered multi-family apartment development needs and the relationship to the Land Use Policy Plan (LUPP) during a workshop in November 2014 and again in January of 2015. Council recognized during its discussion of apartment development options that there was an ongoing need for additional housing options in the City, but did not choose to identify a target for housing production or policy for establishing areas of high density that are not already incorporated into the LUPP. City Council determined in January of 2015 that the RH Apartment Matrix Tool should serve as a guide to evaluate individual apartment development requests. The RH Apartment Matrix Tool was written to help highlight the relationship of a proposed development to the LUPP's Goals and Objectives and to evaluate each request on a case-by-case basis.

City staff provide a development update to the City Council at a workshop on September 15, 2015 to review the near term development potential for single family, multi-family, and commercial development. As reported in September 2015, recent development trends of the past 6 years have yielded an average of building permits issued for 295 apartment units and 725 bedrooms per year. The highest single year of construction was 2014 with building permits for 416 units and 1190 bedrooms. Staff calculated that with the recent high levels of demand there was a capacity for 4 to 8 years of growth if all of the available land described in September 2015 was to be approved for development.

September 2015 Apartment Land Estimates

Developable Areas	Gross Acres	Estimated Range of Units	Estimated Range of Bedrooms
Vacant RH Land	3	40-60	120-180
Vacant FS-RM	10	80-100	200-250
Approved Apartments*	NA	300	1050
Pending Apt. Requests	110	780-1240	1700-3020
TOTALS	113	1200-1700	3070-4500

*Includes all zoning types of CSC, HOC/LMU, and RH

As part of the recent Crane Rezoning request on March 16th, staff provided an updated table of potential apartment projects, which is included below. At that time the Planning and Zoning Commission requested to have the information categorized and mapped for their review April 6th.

Spring 2016 Apartment Project Estimate

Map #	Unit Estimates & Year Open	2017	2018	2019
Pending Rezoning Requests				
1	Crane Property on Mortenson (proposed FS-RM 23 acres-352 units)	180	88	84
2	Village Park Cottonwood/S. 530 th Avenue (proposed RH/FS-RM 20 acres- 250 units)	110	70	70
3	Rose Prairie (proposed FS-RM 13 acres)		?	?
Pending LUPP Amendment Requests				
4	S. Duff LUPP Amendment Brick Towne (proposed 40 acres- 700 units)	150	250	300
5	Sheldon/Hyland Campustown LUPP (proposed 1.5 acres-160 units)		160	
Site Plan Approvals				
6	Stadium View (approved 198 units total)	80		
7	122 Hayward (Campustown)	45		
8	Aspen Heights (205 Wilmoth 10 acres)	135		
Vacant Zoned Land				
9	S. 17 th (12 vacant RH acres, limited 525 beds)	?	?	?
10	Quarry Estates (10 acres FS-RM, 80-100 units)		?	?
11	North Dakota/Lincoln Way (3 acres RH, est. 50 units)	?	?	
	Estimated Total	700	558	454

**Does not include all projects that will be complete in 2016, e.g. The Edge, ISU Dorm, Campus Avenue, Walnut Ridge, etc.*

This table should be regarded as best estimate available for the number of apartments that may be approved and constructed in the near term. Staff notes that the estimated totals for 2017, 2018, and 2019 are likely at the high end of market acceptance in any one year and should not be read as predicting this level of construction.

