DATE: June 30, 2021

GENERAL INFORMATION

CASE NUMBER: UDC-2021-018
REQUEST: Recommendations to the Zoning Commission and the City Council on the proposed text amendments to the mixed-use zoning districts MU-1 and MU-2. MU-1 and MU-2 Zoning Districts

PROPOSED WORK

Staff is proposing a Zoning Ordinance text amendment for Low Intensity Mixed-Use “MU-1” and High Intensity Mixed-Use “MU-2” zoning classifications, as recommended by the Mixed-Use Zoning Advisory Group (MUZAG).

In March 2018, MUZAG was reconvened to review development standards for UR Urban Residential, MU-1 Low Intensity Mixed-Use, and MU-2 High Intensity Mixed-Use and to make recommendations for appropriate changes. The City Council approved the first round of 2018-2019 MUZAG recommendations for UR zoning in August 2018 and for MU-1 and MU-2 zoning in March 2019. UDC is now asked to consider and recommend the second round of text amendments to MU-1 and MU-2.

APPLICABLE REGULATIONS

The applicable regulations are:
1. 4.1300 Low Intensity Mixed-Use (MU-1) District
2. 4.1302 High Intensity Mixed-Use (MU-2) District

PROPOSED AMENDMENT TOPICS

MUZAG Recommendations:
1) Building Types
   • Remove Single-Family Detached from permitted uses/building types and all associated standards throughout ordinance.
2) Off-Street Parking and Loading for Residential Uses
   • Allow a parking reduction for Duplex and Manor House building types when within one-quarter mile of an existing or planned passenger rail station.
3) Buffers, Landscaping, and Pedestrian Lighting
   • Remove enhanced landscaping point system and table. Require street trees and pedestrian lights along all rights-of-way.
Additional Staff Recommendations:

1) Review Procedures for Development (previously Administrative Review Requirements)
   - Allow staff the authority to grant modifications to certain development standards with a maximum modification up to 0% increase or decrease, fenestration modifications at 20%.
   - Remove Project Test and Only Require Proximity Test (previously named Vicinity Test) for projects with 90% or more residential uses.

2) Building Types
   - Separate Duplex and Manor House as separate building types.

3) Property Development Standards
   - Remove minimum required street frontage and street frontage alternatives.
   - Reformat Maximum Residential Units per Acre into a table to simplify use of the ordinance.
   - Update Live/Work height bonus standards and graphic to be consistent across MU-1 and MU-2 districts.

4) Off-Street Parking and Loading for Residential Uses
   - Allow a parking reduction for townhouse building types when within one-quarter mile of an existing or planned passenger rail station.
   - Remove parking standards for uses located in historically significant buildings.

5) Buffers, Landscaping, and Pedestrian Lighting
   - Only require transitional height plane when adjacent to one- or two-family zoning districts.
   - Allow medium canopy trees to count towards parking lot coverage.
   - Remove 5% site canopy coverage for Urban Forestry.

6) Façade Design Standards
   - Remove requirement that a façade drawing be provided.
   - Provide clarification for parking garage and pedestrian-level parked car screening.
   - Require 2 façade variations regardless of width of building.
   - Decrease ground floor primary street fenestration requirements for Mixed-Use and Commercial projects to 40%.
   - Remove green screen system, planter walls, or similar vegetation from fenestration alternatives.
   - Provide clarification on primary and secondary entrance locations.

7) Other Development Standards
   - Provide clarification on exterior fencing.
   - Separate service area and mechanical area screening standards. Reformat Mechanical Area Screening into a table to simplify the ordinance.

8) Administrative clarifications and reformatting to the ordinance.

9) Include more intent statements throughout the ordinance to clarify intentions of specific standards.
ADDITIONAL INFORMATION

Attached:
- MU-1 Ordinance Track Changes
- MU-1 Ordinance Draft (Clean copy with all revisions accepted)
- MU-2 Ordinance Track Changes
- MU-2 Ordinance Draft (Clean copy with all revisions accepted)

RECOMMENDATION

Staff recommends approval of an affirmative UDC recommendation to the Zoning Commission and City Council for the proposed zoning ordinance text amendments for MU-1 and MU-2 Mixed-Use Districts.