



CONDITIONAL ZONING MODIFICATION

Columbia Street Annex

May 10, 2023



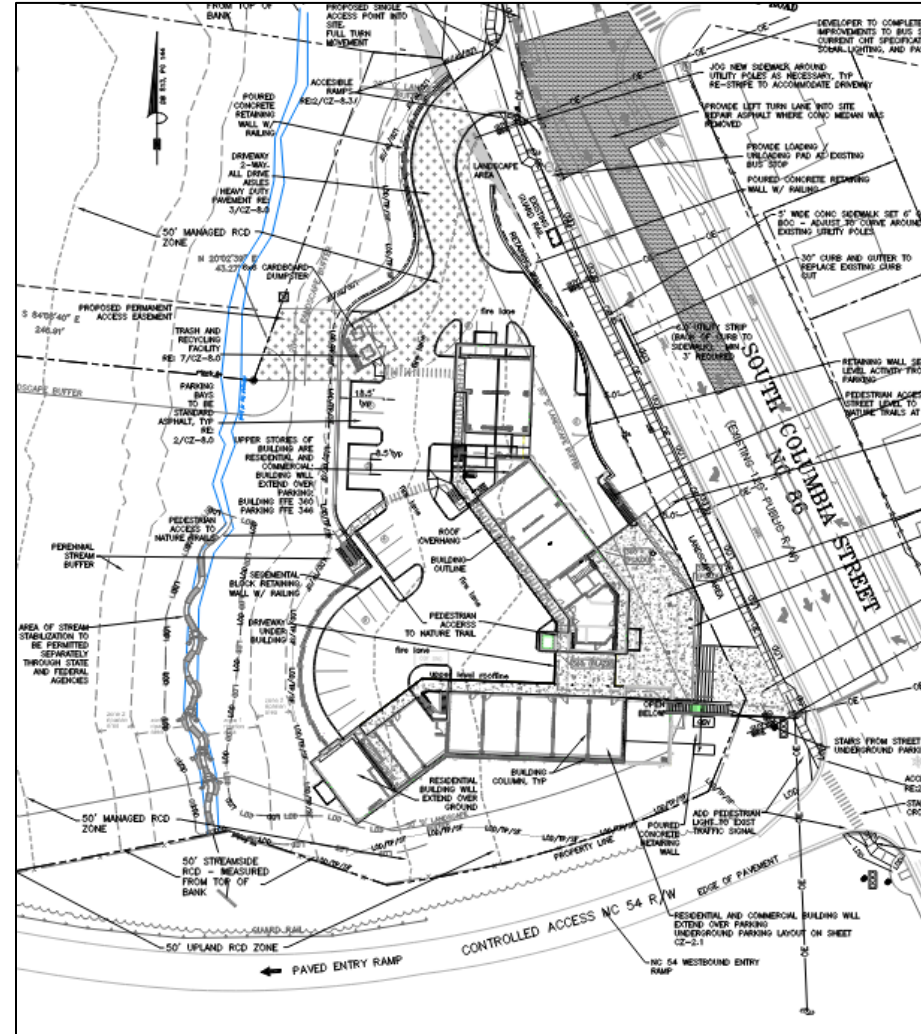


RECOMMENDATION

Open the Legislative Hearing

Receive and provide comments on the proposed Conditional Zoning Modification

Continue the hearing to June 14, 2023





PROCESS

MU-V-CZD
Approval
March 24, 2021



Phase 1 Site
Work Permitted
November 11,
2022



Limited Review
CZD Modification
Request
January 25, 2023



PROJECT SUMMARY

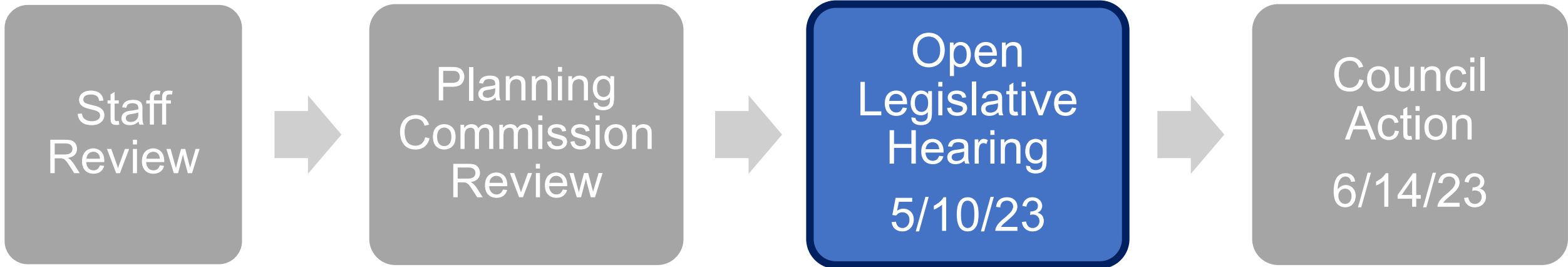
- ❑ 4.07 acre site
- ❑ Mixed-Use Village-CZD
- ❑ Up to 60 units
- ❑ 9 affordable units
- ❑ 2,000-3,000 sq. ft. nonresidential space
- ❑ Site work underway



- ❑ Height discussed by Council prior to approval – 4-5 stories



PROCESS – MOD REQUEST





PC RECOMMENDATION

PLANNING COMMISSION	RECOMMENDATION
Resolution of Consistency	Approval
Ordinance A	Approval

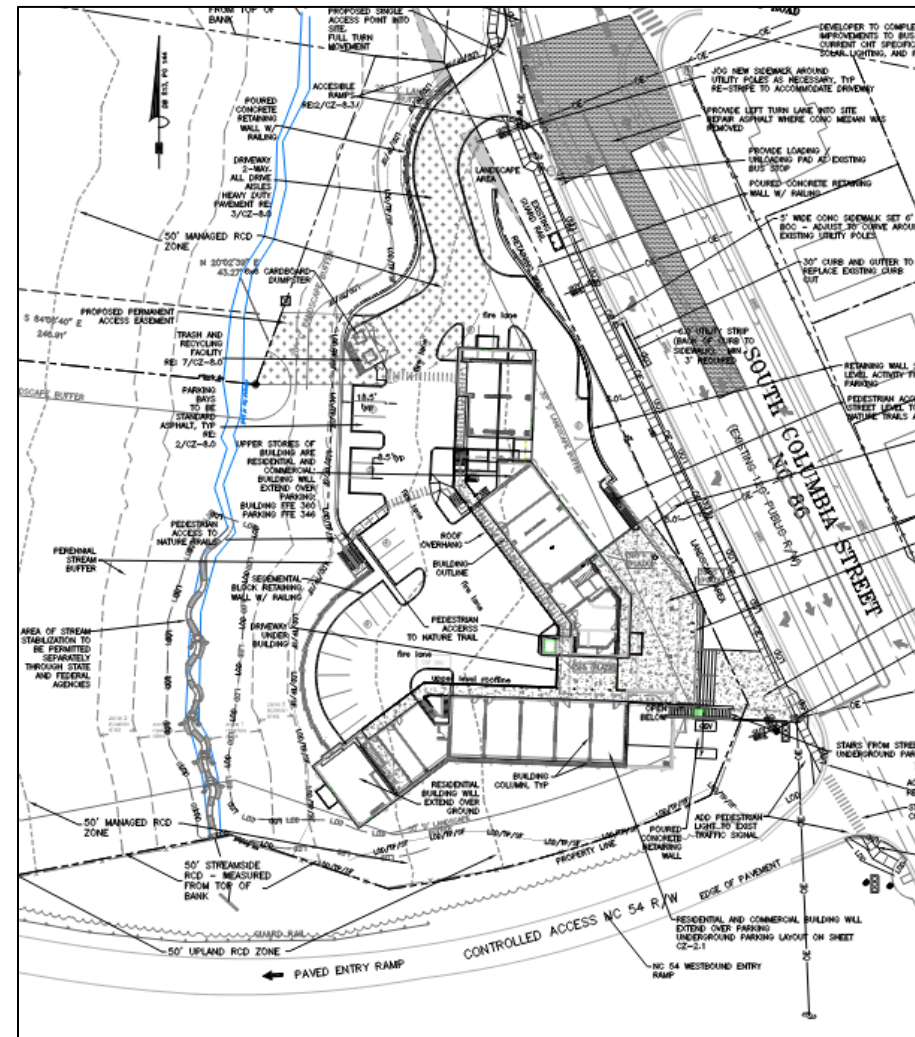


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PROJECT REQUEST

- **TOTAL IMPERVIOUS AREA:** Increase from 48,950 sf to 50,985 sf
- **TOTAL IMPERVIOUS AREA IN RCD ZONES:**
Increase in the Managed Use zone from 5,380 sf to 12,850 sf
Increase in the Upland zone from 13,650 sf to 14,950 sf
- **TOTAL UNIT COUNT:** Change from a maximum of 60 units, to a range of 58-60 units
- **BUILDING SQUARE FOOTAGE:** Increase from 57,000 sf to 62,188 sf