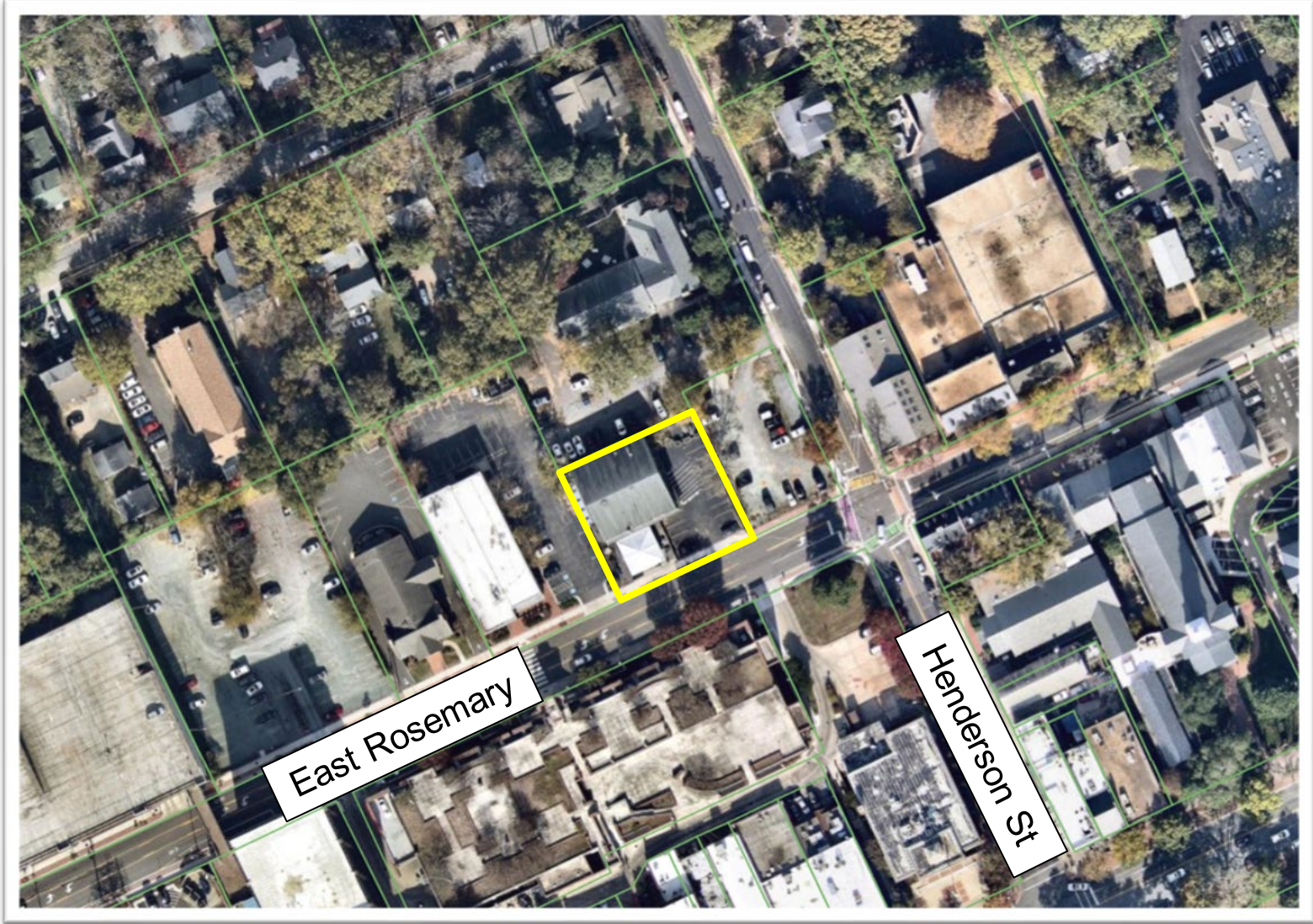


Conditional Zoning 157 East Rosemary (R-CP-CZD)

November 29, 2023







Complete Community Evaluation

| | |
|---|--|
| Goal 1 – Plan for the Future Strategically |  |
| Goal 2 – Expand and Deliver new Greenways for Everyday Life |  |
| Goal 3 – Be Green and Provide Housing |  |
| Goal 4 – Holistic Planning |  |

**Manager recommends
Council consider
Resolution A and
Ordinance A**

Complete Community Evaluation

| | | |
|--|--|--|
| Goal 1 – Plan for the Future Strategically |  | <ul style="list-style-type: none">○ Aligns with Focus Area and BRT○ Exceeds FLUM envisioned height and transition |
| Goal 2 – Expand and Deliver new Greenways for Everyday Life |  | <ul style="list-style-type: none">○ Makes use of future pedestrian and cycling improvements |
| Goal 3 – Be Green and Provide Housing |  | <ul style="list-style-type: none">○ Town-Center infill development.○ May reduce automobile dependency○ 25% of units dedicated as affordable below 80% AMI |
| Goal 4 – Holistic Planning |  | <ul style="list-style-type: none">○ Proposed retail can contribute to the vibrancy of downtown○ Density will provide additional customer base for nearby businesses |

Key Issues

Height

- The proposed height is approximately 2x what is anticipated by the Future Land Use Map

Parking

- Low on-site parking ratio
- Applicant plans to pursue off-site parking

Buffers

- Limited space for onsite landscaping to screen development

Planning Commission Recommendation



**Project is consistent with the
Comprehensive Plan**



**Recommend approval of the
proposed development**



**Residential -
Community Priority
(R-CP-CZD)
Procedure**

- Enacted November 2022
- Streamline Process
- 25% affordability requirement
- Hearing may open and close in one night



Recommended Procedure

- Receive public comment
- Close the Legislative Hearing
- Consider Resolution of Consistency with the Comprehensive Plan (R-9)
- Consider Ordinance (O-3)