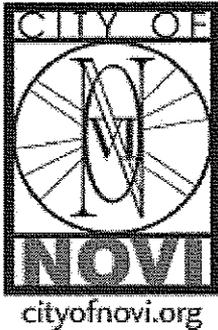


MEMORANDUM



TO: MASTER PLAN & ZONING COMMITTEE
FROM: MARK SPENCER, PLANNER *Mark Spencer*
SUBJECT: PLANNED SUBURBAN LOW-RISE AMENDMENTS
DATE: JUNE 23, 2009

As requested by the Master Plan and Zoning Committee, this memo presents additional details on the potential Master Plan amendments and an outline of potential Zoning Ordinance amendments related to the proposed Planned Suburban Low-Rise district.

PROPOSED MASTER PLAN AMENDMENTS

GOAL: Provide for planned development areas that provide a transition between high intensity office, industrial and commercial uses and one-family residential uses.

OBJECTIVE: Provide form-based, low-rise, suburban development options to promote the development of key areas that can provide a transition from higher intensity office and retail uses to one-family residential developments that include access, design and uses standards that promote a residential character to the streetscape and provide increased economic value.

IMPLEMENTATION STRATEGY: Create a Planned Suburban Low-Rise form-based zoning district that permits attached single family and low-density multiple family residential, institutional, civic, educational, and public recreation facilities. This new district will provide a transition area from higher intensity commercial, office or industrial areas to one-family residential uses. This district would be located where the natural and built environment provides defined borders to provide separation from one-family residential area. Detached one-family residential uses would not be permitted in this district. The district would be designed to reduce traffic, environmental and visual impacts while providing higher intensity use than detached one-family districts while maintaining a residential character.

PROPOSED ZONING ORDINANCE AMENDMENT PROVISIONS

Proposed "Planned Suburban Low-Rise" (PSLR) zoning district

Note that since the existing zoning of most of the properties in the Eleven Mile and Beck Roads Study Area permits single family residential (RA, R-1 or R-3) uses, these single family uses would continue to be allowed if the properties were not rezoned. Thus, no provision for detached single family homes was included in the proposed PSLR district. The properties could only use the PSLR options after City Council approval of a rezoning petition and Concept Plan. Similar to the PRO Ordinance, a set of standards must be met to qualify for rezoning approval. Below are the proposed standards. If the conceptual standards are acceptable, zoning ordinance language will be prepared at some point in the future.

Rezoning requirements:

1. Concept Plan requirements
 - a. Proposed public or private street layout
 - b. Proposed building elevations
 - c. General open space/recreation area plan
 - d. General landscape plan
 - e. General natural features plan
 - f. General bicycle and pedestrian facilities plan
2. Standard rezoning petition steps.

Proposed "PSLR" ordinance

1. In order to qualify for rezoning to the PSLR the following form-based requirements would need to be met as demonstrated on a concept plan:
 - a. Building Height - 2.0 story 25 ft. minimum and 3.5 story 40 ft. maximum
 - b. Building length – Maximum 360 ft.
 - c. 50 foot landscape zone (building setback) adjacent to major or minor arterial and section line collector roads
 - d. 25 foot building setback to internal roads and driveways
 - e. Setback between buildings – height of tallest building
 - f. Provide a 75 foot buffer with a 6 foot berm from one-family residential if adjacent and not separated by a section line road
 - g. Residential character to all types of buildings
 - i. Gable facing roof lines
 - ii. Façade shifts
 - iii. Varied colors
 - iv. Dormers or other roof features to limit amount of roof façade
 - v. Covered porches
 - vi. Residential size windows
 - vii. Other attributes
 - h. Access
 - i. Access only off of other than major or minor arterial or major collector streets
 - ii. Proposed streets must provide public access connections to neighboring properties
 - i. Entry framed by landscaping and buildings
 - j. Parking
 - i. Locate where not visible from the street
 1. behind building fronts
 2. screened with landscape berm when not screened by building
 - ii. No long rows of parking – parking should be in buildings or in courts
 - iii. Minimum 20 feet from buildings except residential if part of a driveway leading to an attached garage or car port.
 - k. Maximum lot coverage 25% building and 60% impervious surfaces
 - l. All buildings and open space areas must be connected to City bicycle and pedestrian facilities. Bicycle facilities may be on or off street facilities
 - m. Require bicycle parking facilities
 - n. Residential developments provide open space recreation area
 - i. minimum of 200 sq. feet usable open space per dwelling unit
 - ii. located in safe areas where children can be observed
 - iii. central to the project,

- iv. enhanced with furniture, play structures, landscaping etc.
 - v. active recreation areas must be in minimum of one acre nodes unless the site is less than 5 acres then a minimum of 20% of the site unless
 - vi. minimum of 50% of the open space must be for active recreation
 - vii. open water and storm water ponds excluded from open space calculations
 - o. Encourage site design that preserves natural feature
2. Permitted Uses
- a. Low Rise Office and Medical office
 - b. Day Care Center (adult or children)
 - c. Attached single family
 - i. Minimum two bedroom units plus living room
 - ii. Minimum 750 sq. ft. per unit
 - d. Low Rise Multiple Family Residential
 - i. maximum 5% efficiency units
 - ii. maximum 20% one bedroom with living room units
 - iii. minimum floor area per unit
 - 1. efficiency – 400 sq. ft.
 - 2. one bedroom – 500 sq. ft.
 - 3. two bedroom – 750 sq. ft.
 - 4. three bedroom – 900 sq. ft.
 - 5. four bedroom – 1,000 sq. ft.
 - e. Lofts and live/work studios (signs not permitted)
 - i. Photography, Art and similar studios
 - ii. Offices
 - iii. Open floor plans permitted
 - iv. 750 sq. ft. minimum
 - f. Home Occupations
 - g. Community Buildings
 - h. Parks and Public Recreation Facilities (indoor and outdoor)
 - i. Mortuaries
 - j. Places of Worship and accessory rectories, parsonages and other uses accessory to the place of worship
 - k. Schools except “store front” type schools such as but not limited to dance, martial arts, and tutoring schools
 - l. Senior (age restricted) housing with maximum 30% efficiency units – balance 1 bedroom with living room or larger
 - m. Assisted Living and Nursing Homes
 - n. Orphanage
 - o. Foster Care and Group Homes not including homes for drug rehabilitation, half way houses for criminals or similar facilities
 - p. Cultural Facilities
 - q. Signs
 - i. Limit to one 32 sq. ft. per road frontage
 - ii. One additional 24 sq. ft. wall sign per business
 - iii. One 3 sq. ft. projection (hanging) sign per business

3. Uses not permitted
 - a. Personal Services
 - b. Retail
 - c. Restaurants
 - d. Detached Single Family Dwellings
 - e. Hotels/Motels
 - f. Industrial
 - g. Warehousing
 - h. Agricultural uses
 - i. Repair shops
 - j. Private Recreation Facilities
 - k. Fitness Centers
 - l. Theaters
 - m. Private Clubs