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NEW BUSINESS: CODE AMENDMENT INITIATION REVIEW SHEET

Amendment: Initiate an amendment to Title 25 of the City Code to clarify that Subchapter F does not apply to property zoned ERC or TOD.

Description: The East Riverside Corridor Regulating Plan (in which property is zoned ERC) and Transit Oriented Districts (in which property is zoned TOD) each have their own land use regulations, including compatibility regulations, that supersede regulations that apply to the rest of the city, including Subchapter F (McMansion standards). However, it was never made explicit that property included in these special area regulating plans should be exempted from Subchapter F, which has caused some confusion. In practice, staff does not apply Subchapter F standards to property in the above mentioned special area plans, but a change to the code would clarify that such is the case.

Proposed Language:

Background: Initiation recommended by Codes and Ordinances Subcommittee on March 17, 2015.

Staff Recommendation:

Board and Commission Actions:

Council Action:

Ordinance Number: NA

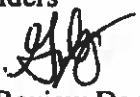
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MEMORANDUM

To: Residential Review Stakeholders

From: Greg Guernsey, Director 
Planning and Development Review Department

Date: December 17, 2013

Subject: East Riverside Corridor Regulating Plan and Subchapter F: Residential Design and Compatibility Standards

The East Riverside Corridor (ERC) Regulating Plan was adopted on May 9, 2013. In reviewing proposed residential projects in the corridor, it was determined that clarification was needed relating to LDC Chapter 25-2-492, Subchapter F: Residential Design and Compatibility Standards.

The ERC Regulating Plan includes building design standards and compatibility standards that directly conflict with Subchapter F and were specifically developed for this corridor based on extensive community input. Therefore, this memo clarifies that Subchapter F does not apply within the ERC zoning district.

If you have any questions or require additional information, please contact Erica Leak at (512) 974-2856.

cc: Erica Leak, Planning and Development Review Department
Donna Galati, Planning and Development Review Department
Daniel Word, Planning and Development Review Department