

Memo

To: Planning Commission
From: Bryan Myrkle, Community Development Director
Date: March 3, 2017
Re: TWG Development Project – 225 S. Washington & 234 S. Oliver

The majority of the items on your agenda for next week's Planning Commission meeting concern the proposed new apartments at the former Charlotte IGA site. These include:

- **The formal site plan review** – Planning Commission was shown a proposed site plan at its last meeting for informal review and feedback. A slightly revised site plan is being presented this month for formal review and approval.
- **The required Master Plan change** – The Zoning Map cannot be changed to be in conflict with the Master Plan, so this project requires a change in the Master Plan, too. The Master Plan currently calls for 'mixed use' on this site, whereas Central Business District is what's proposed.
- **The public hearing and recommendation to Council on the zoning language change** – Staff is proposing a zoning ordinance language change to accommodate multiple-family residential developments as a conditional use, and to reduce the parking requirements for these projects.
- **The public hearing and recommendation to Council on the zoning map change** – This would simply change the zoning of these parcels from B-1 Local Business District to Central Business District so that the new rules would apply to, and allow for, this project at this site.

Please note that both City staff and TWG have made changes to the proposed ordinance and site plan based on the feedback at the February meeting. Staff is proposing a zoning ordinance change to Central Business District that reduces the parking requirement for multi-family apartments from 2 parking spaces for each apartment to 1.5 spaces. This was suggested in order to increase the amount of landscaping possible. In response, TWG has reduced the parking and increased the landscaping in the site plan from what you were shown last month.

The proposed zoning ordinance change also eliminates the conditional use in the CDB for pool and billiard halls. When reviewed, it was determined that this language was incomplete (the

language imposed special conditions, but never listed what those conditions were) and should be changed or eliminated.

It also removes the public hearing requirement for upper floor apartments in commercial buildings, making those approvals an administrative procedure. This change will make the process of creating upper floor apartments quicker and less costly for business owners.