

## RESULT SHEET

**Date:** 05/07/2019

**Case No./Name:** 03-19Z3 Sloane Street West

### A. STAFF STIPULATIONS AND RECOMMENDATIONS

Staff recommends **APPROVAL** to rezone and amend PD-148 for the (HC) Heavy Commercial with the following stipulations:

#### I. Permitted Uses

##### A. Tracts 1 and 2:

Permitted uses shall be all principal and accessory uses which are allowed by right in the (HC) Heavy Commercial District, in accordance with Article V of the Comprehensive Zoning Ordinance, as amended, and shall be developed in accordance with all applicable regulations of the (HC) Heavy Commercial District and the Comprehensive Zoning Ordinance, as amended, except as otherwise provided in Subsection II below.

A Special Use Permit shall be required for all uses otherwise requiring a Special Use Permit in the (HC) Heavy Commercial District, in accordance with Article V of the Comprehensive Zoning Ordinance, as amended. Such Special Use Permit(s) shall be subject to the conditions established in Articles XXI and XXXI of the Comprehensive Zoning Ordinance, as amended, and shall be developed in accordance with all applicable regulations.

##### B. Tract 3:

Permitted uses shall be all principal and accessory uses which are allowed by right in the (MF-18) Multifamily District, in accordance with Article V of the Comprehensive Zoning Ordinance, as amended, and shall be developed in accordance with all applicable regulations of the (MF-18) Multifamily District and the Comprehensive Zoning Ordinance, as amended, except as otherwise provided in Subsection II below.

A Special Use Permit shall be required for all uses otherwise requiring a Special Use Permit in the (MF-18) Multifamily District, in accordance with Article V of the Comprehensive Zoning Ordinance, as amended. Such Special Use Permit(s) shall be subject to the conditions established in Articles XXI and XXXI of the Comprehensive Zoning Ordinance, as amended, and shall be developed in accordance with all applicable regulations.

## II. Special Development Standards

Development shall be in accordance with the following special conditions, restrictions and regulations:

### A. Tract 1:

1. A maximum of 30 percent of the floor area of any development can be occupied by a warehouse/distribution use; and
2. A 40-foot height limitation shall be imposed along a 500-foot wide strip of land located on the north side of the ROW of the railroad tracks.

### B. Tract 2:

1. A maximum of 95 percent of the floor area of any development can be occupied by a warehouse/distribution use; and
2. A 40-foot height limitation shall be imposed along a 500 foot wide strip of land located on the north side of the ROW of the railroad tracks.

### C. Tract 3:

1. Shared parking between all uses and all lots, and parking on a lot separate from the main use (whether required or non-required) shall be allowed by right.
2. Screening walls shall not be required along any property lines.
3. Special development standards for any multifamily residential development shall be:
  - a. Development shall be in substantial conformance with the Conceptual Site and Landscape Plan and Conceptual Building Designs attached herein as Exhibits C & D respectively.
  - b. The maximum number of multifamily dwelling units shall be 380.
  - c. The minimum number of parking spaces for multifamily residential development shall be 1.5 per dwelling unit.
  - d. The requirement that all parking spaces shall be within 150 feet of the dwelling unit served by such parking space (Article X, Section K (l) of the CZO) shall not apply.
  - e. The minimum dwelling unit sizes shall be 500 square feet (efficiency), 550 square feet (one bedroom), 700 square feet (two bedroom) and 1,000 square feet (three or more bedroom).
  - f. The maximum height of any building shall be 5 stories.
  - g. Carports shall not locate between buildings and streets, shall be screened from streets, and match architectural features of multifamily buildings.

- h. The parking garage shall not be visible from Midway Road.
- i. All signs shall be in conformance with the Sign Ordinance.

**B. P&Z RECOMMENDATION** from P&Z meeting: 03/07/19  
Result: **CONTINUED** to the 04/04/19 meeting /Vote: 9-0.

**C. P&Z RECOMMENDATION** from P&Z meeting: 04/04/19  
Result: **APPROVAL** /Vote: 9-0

**D. CC PUBLIC HEARING** from CC meeting: 05/07/19  
Result: /Vote: