

Legislation Text

File #: 2094, Version: 1

CC MEETING: July 7, 2015

DATE: June 22, 2015

TO: Leonard Martin, City Manager

FROM: Christopher Barton, Chief Planner

Consider A Major Alternate Standard Plan For Development Standards Different From Those Of Article XX (TC) Transit Center District Of The Comprehensive Zoning Ordinance For An Approximately 4-Acre Tract Located At The Northwest Corner Of Broadway And College Avenue And Currently Zoned For The (TC) Transit Center District, Urban Core Sub-District. Case No. 05-15MD1 Carrollton Crossing (Maj. Alt. Standard)/Realty Capital Management, LLC. Case Coordinator: Christopher Barton.

BACKGROUND:

This is a request for a major alternate standard to the development standards of the (TC) Transit Center District in accordance with the provisions of Article XX, Section H (2) of the Comprehensive Zoning Ordinance. The subject tract is Lot 1, Carrollton Crossing Addition, being 1199 North Broadway and located at the northwest corner of Broadway and College Avenue.

The tract would be developed with approximately 172 apartment units. Approximately 122 surface parking spaces and 44 “tuck under” garage spaces would be provided on-site, for a total of 166 parking spaces. Additionally, the development would take advantage of approximately 108 “on-street” spaces. This is similar to the on-street spaces used by the Union at Carrollton Square project. In order to maintain the minimum required traffic lane width along Broadway, the angled spaces along southbound Broadway would be placed at least partly in an easement along the front portion of the subject property.

On May 7, 2015 the Planning & Zoning Commission continued this case to the June 4, 2015 meeting to allow the applicant time to revise the plans to address concerns and questions.

STAFF RECOMMENDATION/ACTION DESIRED:

On June 4, 2015 the Planning & Zoning Commission recommended **DENIAL** of the request by a vote of 4 to 4 (Commissioner Kiser absent). A tie vote is a failure to approve, and a failure to approve is considered a denial. On June 12, 2015 the applicant appealed this decision to the City Council. Because this case seeks approval of an alternate design standard (allowed only in the (TC) District) and is not considered a change of zoning, City Council can approve the request by a simple majority vote.