

Legislation Text

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CC MEETING: May 5, 2015

DATE: April 23, 2015

TO: Leonard Martin, City Manager

FROM: Ravi Shah, Director of Development Services

Discuss **Josey Lane And Belt Line Road Zoning Overlay Concept.**

BACKGROUND:

This project is one of the City Council's strategic sustainability objectives from the 2014 summer retreat. The City Council Re-Development Sub-Committee initially discussed this item on January 26, 2015.

The limits of the proposed overlay have been defined as properties fronting on Josey Lane from Keller Springs Road to the city's southern boundary near Spring Valley Road and fronting on Belt Line Road from Josey Lane to Marsh Lane. The project objective is to create a zoning overlay in these corridors to remove obstacles to future property re-development and rehabilitation, improve the visual character and sustain property values in these corridors over time, and create incentives to encourage private reinvestment in property and site improvements.

Much of the study area was platted and developed from the 1960s to the mid-1980s. As a result, many properties do not comply with current zoning, subdivision and development standards. Re-development of such properties may be hindered by current development standards that do not contemplate the smaller lot sizes and higher building coverages that exist on many sites. These elements can be addressed through a special zoning overlay.

The proposal submitted by staff recommends three tiers of zoning overlay to address the different stages of property development or re-development. The three tiers are re-development (demolition and rebuild on-site); rehabilitation (renovation of the existing building(s); and occupancy inspection (change of ownership or tenant of an existing building).

The Re-Development Sub-Committee met again on April 21, 2015 and discussed the three scenarios in depth. Staff proposed transitional steps to offer an increase in opportunities for properties to eventually be re-developed, rehabilitated or refreshed. Steps included allowances for reduced exterior masonry on rehabilitation of existing buildings, allowances for reduced parking on fully-developed lots, reduced building setbacks and increased lot coverage/floor-to-area ratios, which would allow greater chances for adaptive reuse of properties.

A more detailed overview will be provided during the worksession.