



**Zoning Analysis  
Summary FINAL**  
August 28, 2023

**Case Number:**

**Case Status/Determination:**

22ZONA-0221 – 504-514 South Boulevard R4 General Residential District (assumes map amendment to rezone to R5 – General Residential District)	<b>Planned Development Required Map Amendment Required</b>
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**Proposal:**

Construction of new mixed-income multi-family building
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**Zoning Section:**

**Comments:**

6-8-7-2 Permitted Uses	Dwelling – Multiple-family, is a permitted use within the R5 General Residential District.
6-8-7-4 Minimum Lot Sizes (C) Multiple-family and group occupancy dwelling units	The minimum lot size requirements are 1,500 square feet for the first 4 units and 800 square feet for each additional unit. The existing lot size is 34,950. The maximum number of units based on lot size is 34,950-6000(1500x the first 4 units) / 800 sf/unit or 40 (36+4). As a primarily affordable development the project is entitled to a +2 unit density bonuses up to 10% of the on-site affordable units offered or +8 for 48 units. Additionally +25% may be requested as a site development allowance for a total of 60 units (48x125%) where 60 are proposed.
6-8-7-5 Minimum lot width (D) Other uses	The minimum lot width for “other uses” including multiple family, is 50’ where 233’ is proposed.
6-8-7-6 Building lot coverage	The maximum permitted building lot coverage under the base zoning is 50%. An additional 15% may be requested as a development allowance and an additional 15% for developments with atleast 20% on-site IHO (with public financing) for a total permitted lot coverage of 80% where 26% is proposed.
6-8-7-7 Yard requirements (A) Residential structures	<p><b>Non-Compliant: Eligible Site Development Allowance.</b> The location and placement of buildings may vary as a Planned Development. However, no dwelling shall be less than 15’ from any street or development boundary line unless authorized by City Council as a site development allowance.</p> <ol style="list-style-type: none"> <li>1. Front Yard: The front-yard setback requirement is 27’ or the average of the two abutting lots to the east and west or 12.5’ where 17’-3” is proposed.</li> <li>2. Side-Yard abutting a street: 5’ where 15’ is required (east)</li> <li>3. Side-Yard: The minimum side-yard setback is 3’ where 6’-2” is proposed to the west.</li> </ol>

	4. Rear-Yard: The minimum rear-yard setback is 25' where 84'-9" is proposed.
6-8-7-8 Mean building height	The maximum permitted height in the R5 District is the lesser of 5 stories or 50' + an additional 12' as a site development allowance for a total of 62' where 62' is proposed at the peak below proposed parapet walls.
6-8-7-9 Impervious surface	<b>Non-Compliant: Eligible Site Development Allowance.</b> The maximum permitted impervious surface ratio is 60% plus 15% for developments with atleast 20% on-site IHO (with public financing) for a total of 75% where ~85% is proposed.
6-16-5 Specific off-street loading requirements.	<b>Non-Compliant: Eligible Site Development Allowance.</b> New multiple family developments which have between 30,000 and 100,000 square feet of Gross Floor Area require one short loading berth where none is proposed.
Chapter 16, Table 16-B – Schedule of minimum off-street parking spaces	<p>The following Transit Oriented Development parking requirements apply for units not covered under the IHO:</p> <ul style="list-style-type: none"> <li>• 0-1 bedroom: .55 spaces per unit</li> <li>• 2-bedroom: 1.1 spaces per unit</li> <li>• 3 bedroom+: 1.65 spaces per unit</li> </ul> <p>The proposed unit mix is as follows:</p> <ul style="list-style-type: none"> <li>• 0-1 bedroom: 30 (17 spaces)</li> <li>• 2-bedroom: 12 (13 spaces)</li> <li>• 3-bedroom: 18 (30 spaces)</li> </ul> <p>Total spaces required is 60 minus the parking requirement for the IHO units (Code Section 5-7-3 Covered Development) or 37 spaces for a total of 23 required spaces where 45 are proposed for use by the building and 20 are proposed for use by the public for a total of 65 off-street surface parking spaces.</p>
6-16-2-2 – Vehicular Access	Vehicular access occurs from both Hinman Avenue as well as the alley at the south lot line.
6-16-2-4 – Size of parking stall	The proposed parking stalls are 8.5x18' typ. Where 8.5x18 is the minimum size requirement.
6-16-2-6 – ADA Spaces	1 ADA space is required for each 20 parking spaces. 6 spaces are proposed where 3 would be required. The ADA spaces were not dimensioned but need to be a minimum of 18' in length and 16' in width. 1 of the 6 ADA spaces is for public use.
6-16-2-7 – Parking space and drive aisle dimensions	The proposed drive aisle is 24' where 24' is required.

**Additional Comments:**

- Planned Development Required
- Map Amendment Required (run concurrent to Planned Development)
- Site development allowance for impervious surface is exceeded but does not require a supermajority vote due to the percentage of affordability.