

# PHASE II AMENDMENTS

## Planning Commission Public Hearing

Downtown Building Block  
08.31.20 PC Meeting

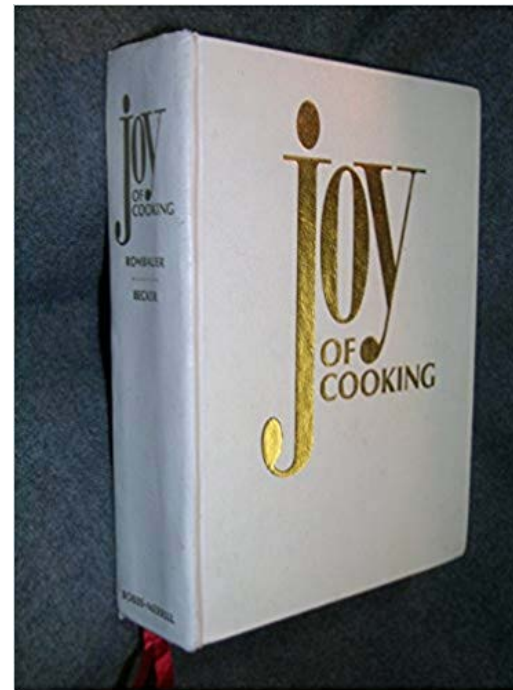


# Differentiating Plans and Codes

## Plan / Menu



## Code / Cookbook



- Shows the possibilities
- Less information on ingredients and timing
- Lots of pictures
- Fun to look at!

- How to make the menu items
- Ingredients needed for a meal (piece of property) and how long to cook (procedures to follow for approval)
- Some pictures but they are more technical in nature
- Not as much fun to look at!

# Purpose & Process

- Present overview of Phase II Draft of Downtown Building Block
  - Address how the Draft Ordinance addresses the identified priorities
  - Outline updated and added provisions
  - Identify roles of the public in identifying preferences
  - Summarize the approach to technical, best practices drafting
  - Identify key considerations for subsequent amendments
- Next Steps
  - Sept. 15 City Council 1<sup>st</sup> Reading
  - Sept. 22 City Council Study Session
  - Oct. 6 City Council 2<sup>nd</sup> Reading & Public Hearing
  - Oct. 11 Moratorium ends

# Focus & Priorities

- Phase II amendments relative to Downtown
  - Follow and build on Phase I amendments
  - Implement Comprehensive Plan vision and policies
  - Deploy the character-based approach
  - Relieve moratorium (Oct. 11)
- Defined Priorities
  - ✓ Open space
  - ✓ Building heights
  - ✓ Front setbacks
  - ✓ Building massing / step-backs
  - ✓ District and use transitions
  - ✓ Subdivision of lots – Unified Land Use Code
  - ✓ Downtown parking

# Purpose & Priorities

- Issues that emerged
  - Greenscaping
  - Roof slope
  - Slot homes
  - View corridors
  - Protection of historic assets
  - Affordable housing
  - Sustainability
- Repurposing the CA District
  - ✓ Overly broad and vague
  - ✓ Focus on use versus character
  - ✓ Too open-ended and discretionary
  - ✓ Lack of predictability and certainty

# Public Engagement

- **February**

- Downtown Survey
- Community kick-off event
- Joint Leadership Introduction

- **March**

- Envision Studio No. 1
- Published Survey Results

- **May**


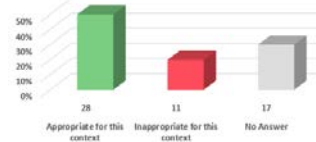

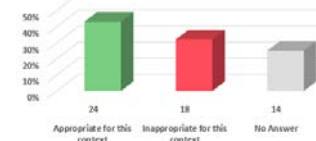
- Envision Studio No. 2
- City Council Study Session

- **June**

- City Council Study Session
- Joint Study Session with Planning Commission

- **July**

- Public Draft Released
- Public comment period

Sub-Area 2	
<b>Low-density scenario for Sub-Area 2</b>	
<b>Appropriate Scenario</b>	
	
<b>Polling Question</b>	<b>Participant Responses</b>
Appropriate for this context	28
Inappropriate for this context	11
No Response	17
<b>Medium-density scenario for Sub-Area 2</b>	
<b>Appropriate Scenario</b>	
	
<b>Polling Question</b>	<b>Participant Responses</b>
Appropriate for this context	24
Inappropriate for this context	18
No Response	14

# Greenscape and Tree Protection

**Table 10-2-18 (H)-5, Building Type Buffer Requirements**

	SFD, SFA	MP, TH, APT	LW, MU, APT	COM, OFF, INS, PS
SFD, SFA	--	--	B	B
MP, TH,	--	--	--	B
LW, MU, APT	B	--	--	--
COM, OFF, INS, PS	B	B	--	--

TABLE NOTES:  
 SFD = Single-family detached; SFA = Single-family attached/Duplex; MP = Multiplex;  
 TH = Townhouse; APT = Apartment; LW = Live-Work; MU = Mixed Use; COM = Commercial; OFF = Office; INS = Institutional; PS = Parking Structure  
 B = Buffer required

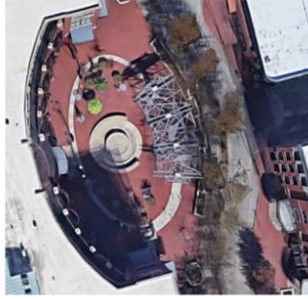


## Buffers Between Differing Building Types

**Table 10-2-18(H)-8, Minimum Tree Canopy Coverage as Percentage of Lot Area**

Downtown District Character Area	Minimum Tree Canopy Coverage
Downtown Neighborhood	25%
Downtown Mixed-Use	15%
Downtown Main Street	10%
Downtown Transition	15%

## Tree Canopy Coverage Requirements

**Table 10-2-18(H)-1, Public Open Space Standards**

Image	Standard
<p><b>Plaza</b></p> 	<p><b>General Character</b></p> <ul style="list-style-type: none"> <li>Formal open space</li> <li>Defined seating areas</li> <li>Balance of hardscape and plantings</li> <li>Spatially defined by building entries</li> </ul> <p><b>Location and Size</b></p> <ul style="list-style-type: none"> <li>Minimum area: 900 square feet</li> <li>Maximum area: 1 acre</li> <li>Minimum width: 30 feet</li> <li>Minimum perimeter frontage on public right of way: 25 percent</li> <li>Permitted character areas: DMS, DTA, DMU</li> </ul>
<p><b>Pocket Park</b></p> 	<p><b>General Character</b></p> <ul style="list-style-type: none"> <li>Small open space responding to specific user groups and space available</li> <li>Range of character can be for active use or passive enjoyment</li> <li>Low maintenance is essential</li> </ul> <p><b>Location and Size</b></p> <ul style="list-style-type: none"> <li>Minimum area 5,000 square feet</li> <li>Maximum area: 2 acres</li> <li>Minimum pervious cover: 75%; remainder shall consist of amenities, crushed stone, concrete or pavers</li> <li>Within a ¼ mile of residences</li> <li>Permitted character areas: All</li> </ul>
<p><b>Common Green</b></p> 	<p><b>General Character</b></p> <ul style="list-style-type: none"> <li>Formal open space</li> <li>Spatially defined by buildings or streets</li> <li>Open shelters, paths, lawns, and trees</li> <li>Walkways and plantings at all edges</li> <li>Abundant seating opportunities</li> </ul> <p><b>Location and Size</b></p> <ul style="list-style-type: none"> <li>Minimum area: 2,500 square feet</li> </ul>

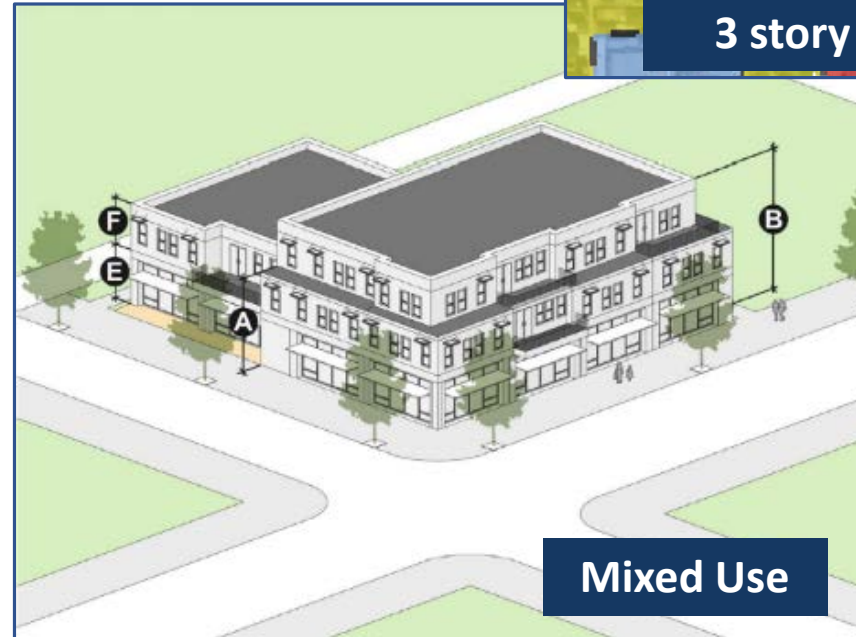
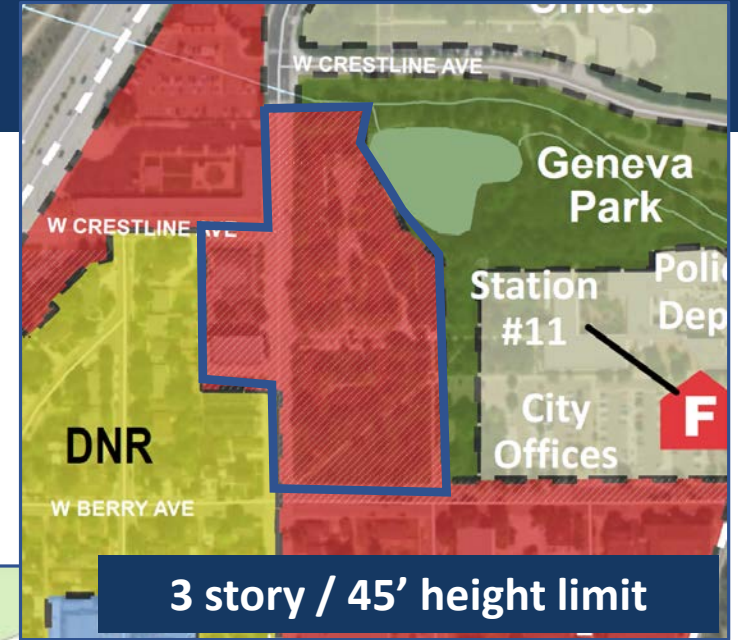
Open Space Types

# Building Heights

Table 10-4-18(O), Mixed Use Building Type Standards

Symbol	Standard	DNR	DTA	DMS	DMU
D	Interior Lot Side Setback (min. ft.)	NA	0'	0'	5'
E	Rear Setback (min. ft. / min. ft. with alley)	NA	0'	0'	10'
F	Lot Coverage (max. %)	NA	90%	90%	90%
G	Public Amenity / Open Space (min %)	NA	10%	0%	10%
Building Height and Upper Story Stepbacks					
A	Maximum number of stories within 20 ft. of front property line	NA	2	2	2
B	Maximum Height (number of stories / feet)	NA	4 / 55'	3 / 45'	5 / 65'*
C	Maximum 4th-floor plate area (percentage of 3rd-floor area)	NA	80%	80%	NA
D	Maximum number of stories within 10 ft. of a sensitive edge	NA	2	2	2
E	Ground Floor Floor-to-Floor Height (max. ft.)	NA	14'	14'	14'
F	Upper Floor Floor-to-Floor Height (max. ft.)	NA	9'	9'	9'

\* A maximum of 3 stories / 45' stories is permitted in the white hatched area of DMU on the Character Map.

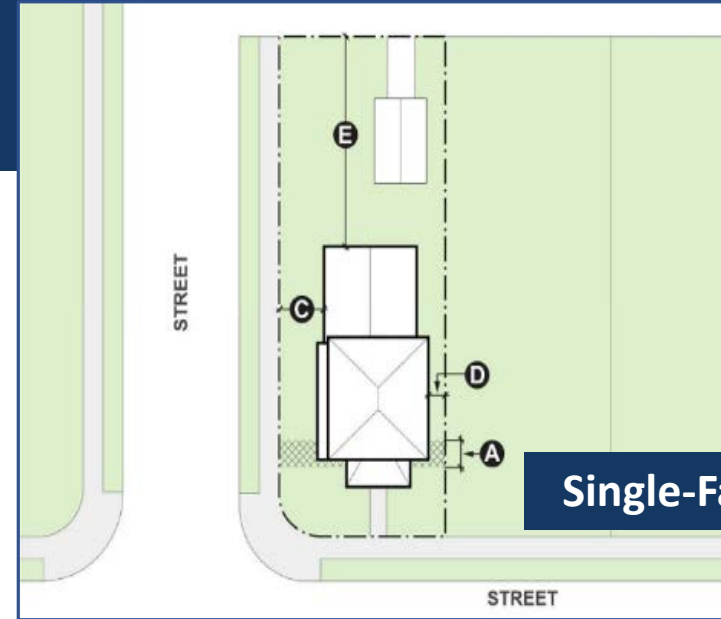


Mixed Use

# Building Placement

Table 10-4-18(I), Single-Family Detached Building Type Standards

Symbol	Standard	DNR	DTA	DMS	DMU
<b>Building Placement and Lot Coverage</b>					
A	Build-to Zone (BTZ) (min. / max. ft.)	20'/30'	10'/20'	NA	0'/10'
B	Primary / Secondary Street Frontage (min. % of facade in BTZ)	85%/60%	85%/60%	NA	85%/60%
C	Corner Lot Side Setback (min. ft.)	10'	10'	NA	10'
D	Interior Side Setback (min. ft.)	5'	5'	NA	5'
E	Rear Setback (min. ft. / min. ft. with alley)	20'	20'	NA	20'
F	Lot Coverage (max. %)	65%	75%	NA	70%
G	Public or Private Open Space (min %)	35%	25%	NA	30%



Single-Family Detached

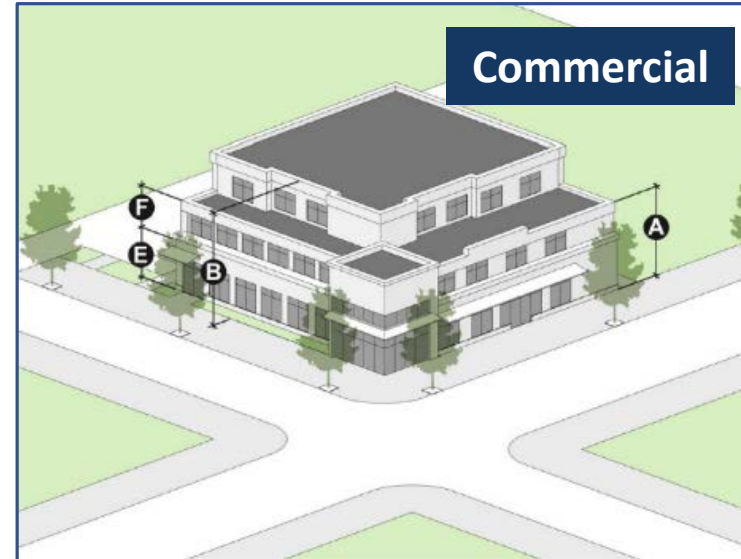


Apartment

# Building Massing and Step-Backs

**Table 10-4-18(P), Commercial Building Type Standards**

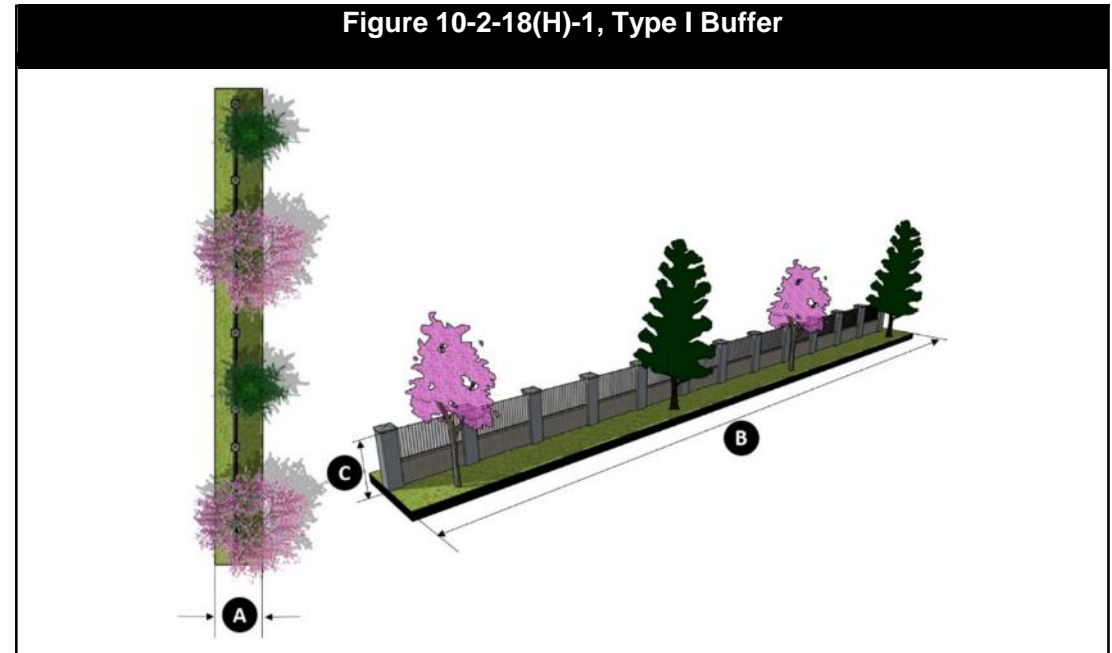
Symbol	Standard	DNR	DTA	DMS	DMU
<b>Building Placement and Lot Coverage</b>					
A	Build-to Zone (BTZ) (min. / max. ft.)	NA	10'/20'	0'/10'	0'/10'
B	Primary / Secondary Street Frontage (min. % of facade in BTZ)	NA	70%/70%	90%/90%	70%/70%
C	Corner Lot Side Setback (min. ft.)	NA	0'	0'	10'
D	Interior Side Setback (min. ft.)	NA	0'	0'	5'
E	Rear Setback (min. ft. / min. ft. with alley)	NA	0'	0'	10'
F	Lot Coverage (max. %)	NA	90%	90%	90%
G	Open Space (min %)	NA	10%	0%	10%
<b>Building Height and Upper Story Stepbacks</b>					
A	Maximum number of stories within 20 ft. of front property line	NA	2	2	2
B	Maximum Height (number of stories / feet)	NA	3 / 45'	3 / 45'	4 / 55'*
C	Maximum 4th-floor plate area (percentage of 3rd-floor area)	NA	NA	NA	80%
D	Maximum number of stories within 10 ft. of a sensitive edge	NA	2	2	2



**SENSITIVE EDGE:** A sensitive edge is the space where a higher intensity area or use abuts a lower intensity area or use. Examples of such “sensitive edges” occur where a Downtown Mixed Use, Downtown Main Street, or Downtown Transition Area character area abuts the Downtown Neighborhood character area or where a property abuts the Downtown Historic district boundary or an individually designated local landmark if outside the district.

# Greenscape and Open Space Changes

- **Buffers, 10-2-18(H)5**
  - Screening (fence or wall) is optional
  - Simplified to one buffer type
  - Removed Table 10-2-18(H)-2 showing 3 different buffer types
  - Removed Type II and Type III buffers
  - Retained Type I buffer
    - Between significantly different building types
    - 5 feet wide along side property line
    - 4 evergreen or ornamental trees per 100 feet
- **Evergreens minimum of 10' from Streets**
- **Emphasize the open space is privately owned and maintained even if open to the public**



# Zoning District and Character Area Changes

- **Renaming of CA, Central Area, to DT, Downtown**
- **Downtown Mixed Use (DMU) allows for additional intensity**
- **Downtown Transitional Area (DTA) buffers and protects Downtown Main Street (DMS) and Downtown Neighborhood Residential (DNR)**
- **Downtown Historic District encompassing Main and Alamo Streets**
  - HP regs updated first
  - Council directed staff to prepare application
  - Expected Nov-Dec 2021
- **Draft regulations protect historic assets and character**

# Parking Changes

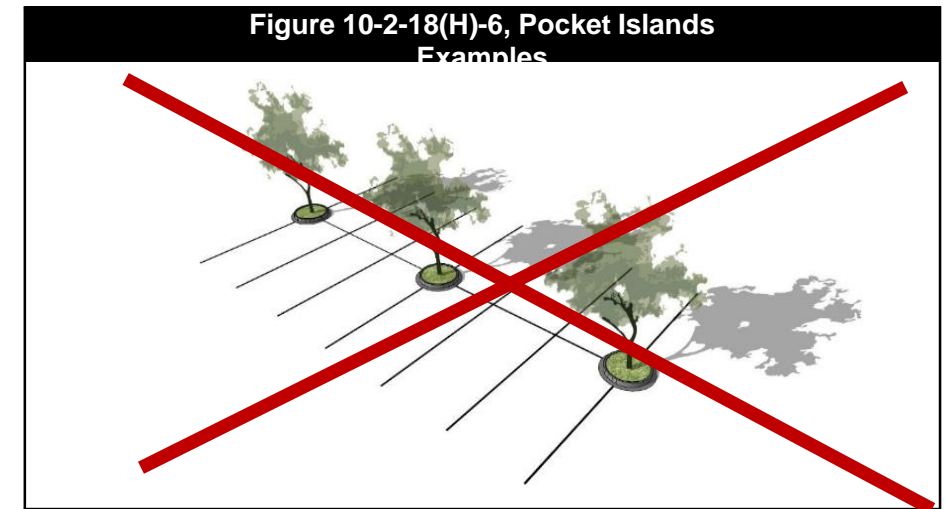
- **Addressed Parking Maximums and Minimums (10-2-18 (E)3)**
  - MF dwellings – 1 space for 1 bedroom; 2 spaces for 2+ bedrooms
  - Removed mixed use requirement for office (redundant)
  - Restaurants (reflected ITE manual baseline)
- **Vehicle Parking Credits and Reductions (10-2-18 (E)5)**
  - Included 50% maximum reduction
- **Rideshare Program**
  - Edited on-street parking for time or day restrictions for on-street spaces.
  - Each rideshare space equals two off-street spaces

# Parking Changes

- **10-2-18(E)5, Vehicle Credits and Reductions**
  - On-Street Parking (iv. Dimensions)
    - Simplified language to address on-street spaces adjacency to subject property
  - Shuttle to RTD Station (i. Peak-Hour Service)
    - Clarified standard to reflect use's peak hour
  - Tuck-Under Parking
    - Incorporated staff recommendation on “two tuck-under spaces counting for 3 off-street spaces” – more efficient

# Parking Changes

- **10-2-18(H)7, Parking Areas**
  - Removed Pocket Islands provision
  - Removed landscape timbers as barrier
  - Agreed to staff recommendations on plant types / xeriscaping



# Land Use Table Changes

- **Vehicle Service (Minor)**
  - Should definition/use remain? Yes, conditional use in DMU, DMS, DTA
- **Group Home for Elderly**
  - Permitted with Limitations rather than Conditional Use
- **New Use: *Recovery Residence***
  - Permitted in DNR, DMU, DTA and defined
- **Parking Structure**
  - Permitted with Limitations (parking structure building type) rather than Conditional Use

# Definitions Changes

- **Removed some terms (e.g. family, slot homes)**
  - Complying with the townhouse or apartment building types will preclude slot home from being built
- **Clarification or additions to architectural and urban design terms**
  - Examples: public realm, massing, pedestrian-oriented, roof pitch, half-story, fenestration, etc.
  - Graphic to terms (e.g. Build-to-Zone (BTZ))
  - Clarification on terms (e.g. story)
- **Additions/Corrections to standards- or use-related definitions**
  - Examples: detached, tree canopy, Indoor Entertainment, kennel, off-site parking lot



# PHASE II AMENDMENTS

## Planning Commission Public Hearing

Downtown Building Block  
08.31.20 PC Meeting



KENDIG KEAST  
COLLABORATIVE

