

TO: Planning Commission

FROM: Anne McClung, Planning and Building Director

DATE: June 26, 2020

RE: CUP 20-0003 - Request for Additional Height in the Downtown Commercial (DC) zoning district for Parcel DC #5 on 1.77 acres in the Midtown Development including portions of tax parcel 257-A-94A by Midtown Redevelopment Partners, LLC

Midtown Development Partners, LLC has filed a Conditional Use Permit to request a height greater than the maximum of 60' allowed for Parcel DC #5 in the Midtown development. Parcel DC #5 is bounded by Clay St., Church St. and Midtown Way. The application states that a mixed-use building of 5 stories over podium parking is proposed with an anticipated height of 65'. The maximum height requested is 70' in order to give some flexibility in final design. A full staff report will be provided to the Planning Commission at the June 30, 2020 work session. This application will be discussed at the July 21, 2020 work session. Section 3141 (c) of the Zoning Ordinance does allow for consideration of additional height up to 100'. The evaluation criteria in the Zoning Ordinance for additional height requests in the Downtown Commercial (DC) district can be found below.

Section 3141(c)

Additional Height. Additional height up to a maximum of one hundred (100) feet may be requested through the Conditional Use permit process. Evaluation criteria to determine the appropriateness of the height increase requested include the following:

- (1) Whether the parcel has frontage on a Major Arterial roadway;
- (2) The parcel is not located within two hundred fifty (250) feet of any parcel zoned R-4, R-5 or OTR;
- (3) Relationship of building to the street;
- (4) Building mass, scale, architectural features, which should include expression lines or other horizontal building articulation, and step backs for stories above sixty (60) feet in height;
- (5) Building setbacks;
- (6) Width of sidewalk;
- (7) Impact on pedestrian environment; and
- (8) Impact on adjacent land uses.