

**THIS AMENDMENT WAS APPROVED BY A VOTE OF 5-0**  
**LAND USE, PLANNING AND ZONING SUBCOMMITTEE**  
**of the**  
**CITY COUNCIL**

**June 24<sup>th</sup>, 2020**

**COMMITTEE AMENDMENT NO.   1   TO   Exhibit 1 to O-20-9**

**AMENDMENT SPONSORED BY COUNCILOR   Isaac Benton**

1. Revise Exhibit 1 per the attachment, revising Section 3-4(J)(2) as follows:

**Site and Setback Standards**

Lot size, width, usable open space, and setbacks shall be provided according to the applicable standards listed in Section 14-16-5-1, [with the exception of the following:

- (a) Front Setback Minimum: 10 feet
- (b) Front Setback Maximum: 15 feet]

2. Revise Exhibit 1 per the attachment, inserting the following new subsection and renumbering accordingly:

**3-4(J)(4) Other Development Standards**

**3-4(J)(4)(a) Building Design**

1. Regardless of Comprehensive Plan designation, facades shall meet the requirements in 5-11(E)(2)(b) Urban Centers, Activity Centers, and Main Street and Premium Transit Areas]

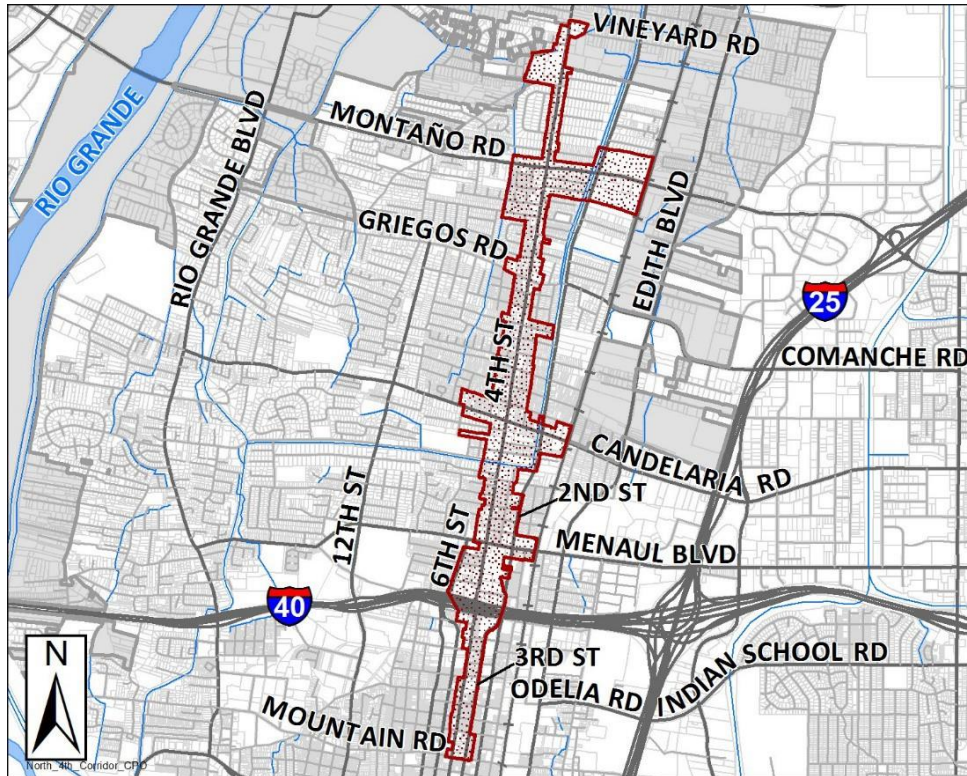
**Explanation:** At the June 10<sup>th</sup> LUPZ meeting, public comment raised the concern that there was a portion of the CPO that is not designated a Main Street. This means that the height for this section is raised from 45 feet to 55 feet in the proposed CPO, but as currently drafted development wouldn't need to meet the setback and façade articulation standards, as those have now moved to the section specific to Urban Center – Main Streets – Premium Transit. This amendment proposes to address that oversight, and extends the setbacks and façade articulation standards to the entirety of the CPO, no matter what the UC-MS-PT designation. This is in line with the Interim Design Regulations (R-19-162) currently in place along the corridor. The result of this proposed amendment would mean that the portion of the CPO that is not designated a Main Street would be treated in the same manner as the rest of the corridor, with a height of 55 feet, setback range of 10-15 feet, and increased articulation standards.

# Exhibit 1

## 3-4(J) NORTH 4TH CORRIDOR – CPO-9

### 3-4(J)(1) Applicability

The CPO-9 standards apply in the following mapped area. Where the CPO-9 boundary crosses a lot line, the entire lot is subject to these standards.



### 3-4(J)(2) Site and Setback Standards

Lot size, width, usable open space, and setbacks shall be provided according to the applicable standards listed in Section 14-16-5-1, with the exception of the following:

(a) Front Setback Minimum: 10 feet

(b) Front Setback Maximum: 15 feet]

### 3-4(J)(3) Building Height & Stepback

#### 3-4(J)(3)(a) Maximum Building Height

1. The maximum building height for properties zoned MX-M or higher is 55 feet.
2. No height bonuses allowed by Table 5-1-2 for Workforce Housing or Structured Parking shall be allowed.

3. If more than 165 feet of frontage along 4<sup>th</sup> Street is being developed or redeveloped, one third of the new development, with any fractions rounded down to the nearest foot, is limited to 45 feet in height.

3-4(J)(3)(b) **Building Stepback**

Any portion of a building over 30 feet tall shall incorporate a minimum stepback of 6 feet from any front façade facing a public street.

**3-4(J)(4) Other Development Standards**

**3-4(J)(4)(a) Building Design**

1.Regardless of Comprehensive Plan designation, facades shall meet the requirements in 5-11(E)(2)(b) Urban Centers, Activity Centers, and Main Street and Premium Transit Areas]

**3-4(J)(5) Street Cross Sections**

Development within this mapped area shall comply with all requirements in the DPM related to transportation design standards, including but not limited to street cross sections.