

Upland Zoning for Auke Bay – Draft Regulations

Auke Bay Ad Hoc Committee
September 11, 2018

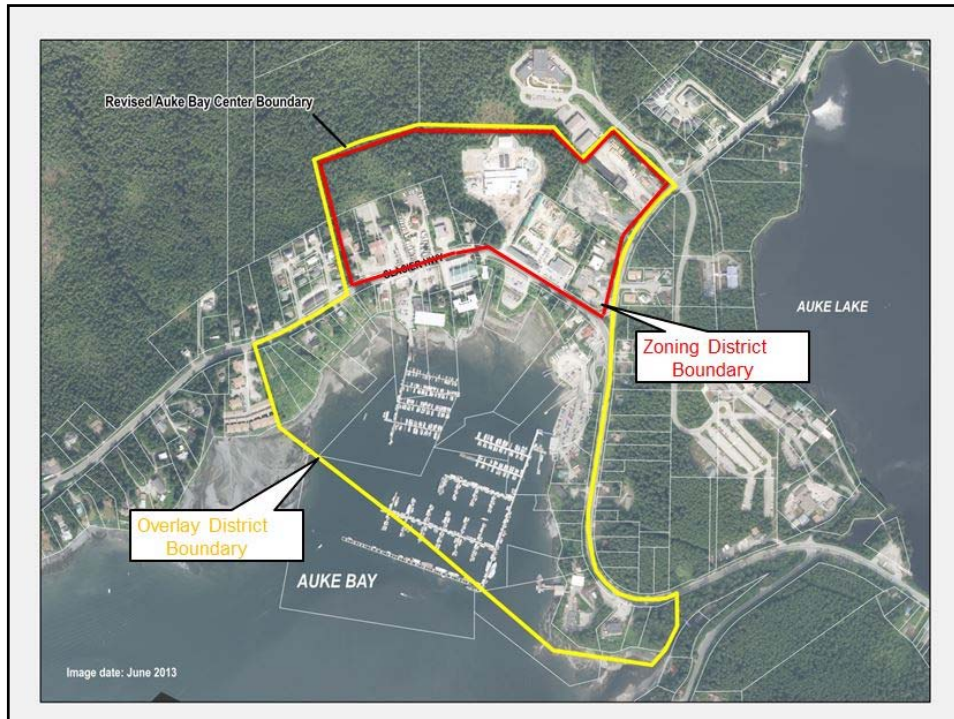


Recap August 14th Meeting

The following decisions were made:

- The zoning district will be called Community Mixed Use (CMU)
- Maximum density will be 18 units per acre; 50 units per acre can be achieved through overlay district bonuses
- All bonus provisions are now located in the overlay district standards.
- Incentives should focus on mixed use buildings, creation of a street grid, double frontage lots, building façade features, parking in the rear, EV charging stations, pedestrian connections and landscaping.





Questions from August 14th

- *Is a maximum height limit on accessory structures necessary?* – Staff recommends that a height limit on accessory structures remain.
- *Should the number of primary buildings/uses per lot be restricted?* – Staff recommends that the number of primary buildings/uses per lot not be restricted.

Draft Zoning Regulations: Purpose Statement

The purpose the *Uplands Zoning for Auke Bay (UZAB)* zoning district is to encourage the development of **lively, mixed use neighborhoods** that are **compact and walkable**. It is intended that this area will be a **primary focus of community activity** for the surrounding neighborhoods.



Draft Zoning Regulations: Purpose Statement

More specifically, the purpose of the new district is as follows:

- Promote the integration of **small scale commercial** uses within walking distance of medium to high-density residential neighborhoods.
- Provide **flexible regulations** regarding setback and parking requirements.
- **Encourage** the creation of a semi-compact village like setting comprised mostly of **mixed-use buildings**.



Draft Zoning Regulations: CMU Definition

The CMU is intended to blend medium density residential with a mixture of retail/ commercial, institutional and entertainment uses, where all of these uses are physically and functionally integrated.



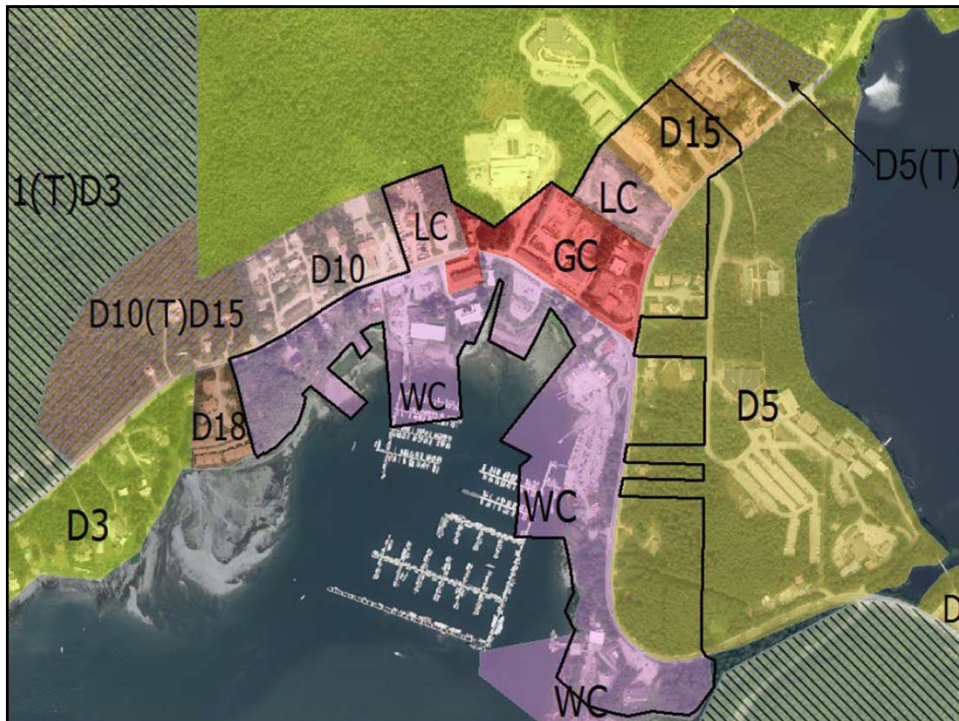
Draft CMU and Overlay Regs.

Community Mixed Use	Overlay District
Density	Density Bonus for mixed use development
Dimensional Standards	Single use/single story lot coverage penalty
Setbacks	Height Bonus for building design standards, site features, screening
Vegetative Cover	Parking reductions for screening, site features
Parking	
Uses (today or next meeting)	



Sketch Up

- Using Sketch-Up or a map, staff and the sub-committee can work through the dimensional standards.



Parking Reduction Example

A new 3 story building

- 1st Floor – 2 retail spaces @ 1,200 sf. each; 1 restaurant space @ 2,800 sf.
- 2nd Floor – 5 one bedroom apartments
- 3rd Floor – 3 two bedroom apartments

Without any parking reduction - 35 spaces (2 ADA)

With a 60% reduction – 17 spaces (1ADA)

- With the 10% automatic reduction – 31.5 spaces (10% of 35 is 3.5; $35-3.5=31.5$)
- With the 40% location reduction – 18.9 spaces (40% of 31.5 is 12.6; $31.5-12.6=18.9$)
- With the 10% screening reduction – 17 spaces (10% of 18.9 is 1.89; $18.9-1.89=17.01$)

If the initial cost to construct each space is \$5,000, the construction cost for the entire lot:

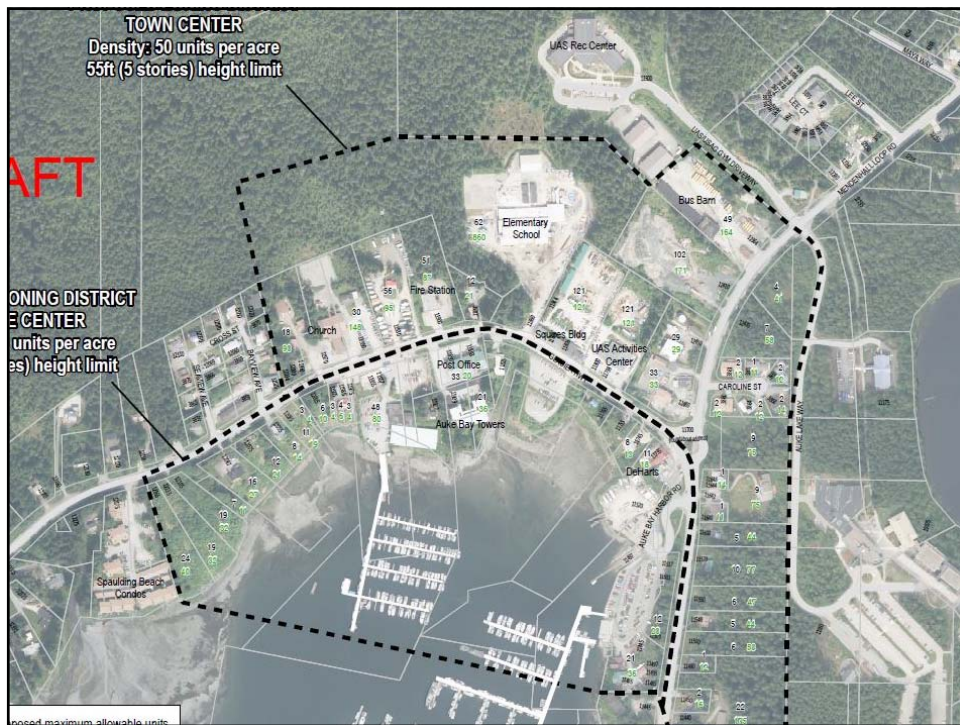
- 35 spaces = \$175,0000
- 17 spaces = \$85,000



Any Questions?



For the next meeting



Small Scale Retail /Commercial

What does 5,000square foot footprint look like?

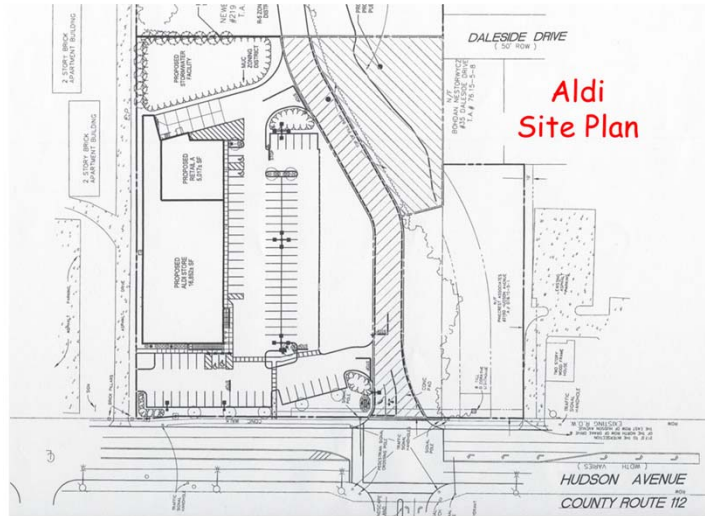


Small Scale Retail /Commercial

What does 10,000square foot footprint look like?



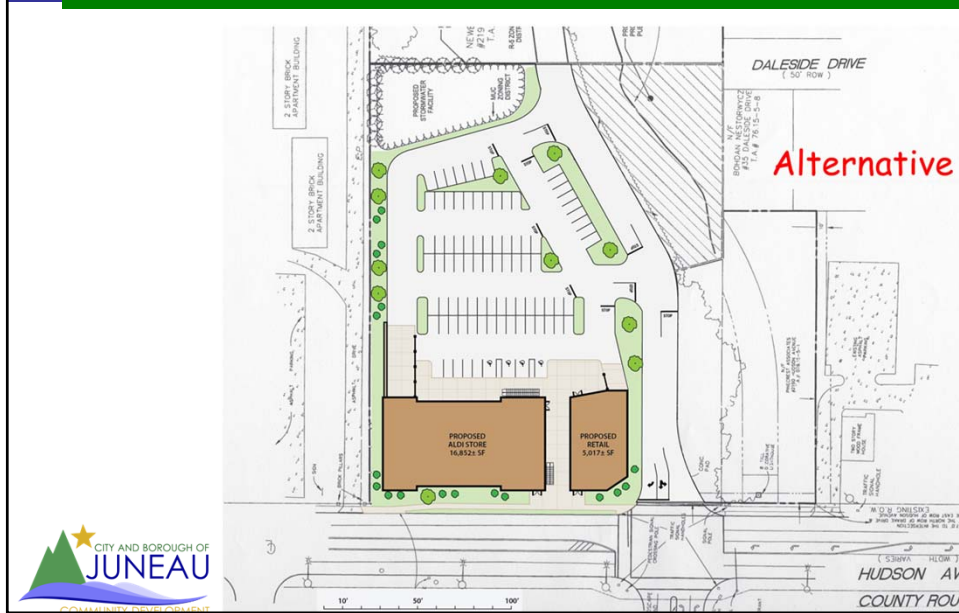
Building Orientation, Setbacks and Vegetation Matter



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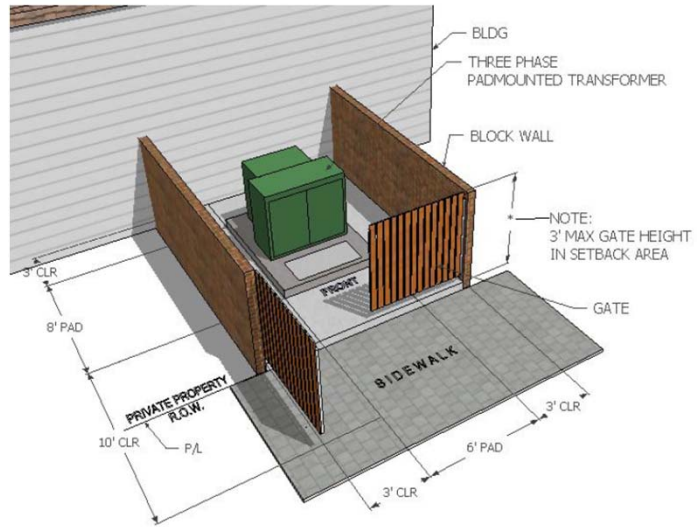


Building Orientation, Setbacks and Vegetation Matter

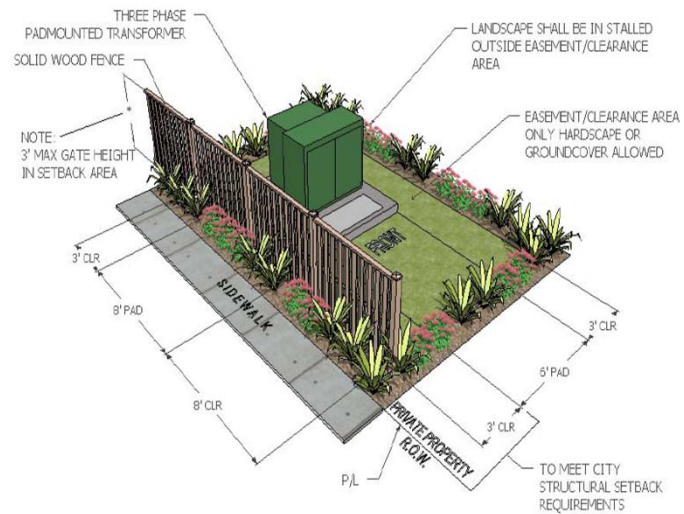
Similar example of new construction with parking in rear.
1360 Mount Hope Ave, Rochester, NY



Screening and Landscaping



Screening and Landscaping



Any Questions?

