



# Public Hearing for Ephesus/Fordham District LUMO Text Amendments Date: March 14, 2016



# Overview

- Council's initial interest: establish a new zoning code for Ephesus area, learn from this experience and modify as needed.
- Fall '15 – Modifications proposed from staff based on our experiences working with code
- Tonight – Eight modifications from advisory board experiences with code

# Fiscal Impacts/Resources

- Shift in staff resources to address zoning code changes.
- Impacts of code changes on investment are unknown at this time.

# Decision Points

- Are the proposed **text (and zoning atlas) amendments** consistent with the Council's interests for the Ephesus/Fordham Form District?
- Refer the modifications to the Manager for evaluation and options moving forward?
- Continue the hearing to 3/21, 4/18 or another future date?

# Tonight

- 1 Item history
- 2 Overview of eight proposed modifications
- 3 Staff's preliminary recommendation – Open the Public Hearing and begin taking public comment

# 1 Item History



Meeting	Date
Mayor/Manager Meetings	Feb 2 and 16
Planning Commission	Feb 16, Mar 1, 15
Community Design	Feb 23
Council Meeting	Mar 7, 14

## 2 Overview of Modifications

- Street Activation – Frontages / Entrances
- Maximum Building Perimeter
- Minimum Building Stories/Height
- Appearance Review of Structured Parking
- Sidewalk Width / Accessibility for A and B Frontage
- Amenity/Rec Space Visibility
- Appearance Review of Stormwater Controls
- Prohibit Mechanical / Service Equipment in Streetscape

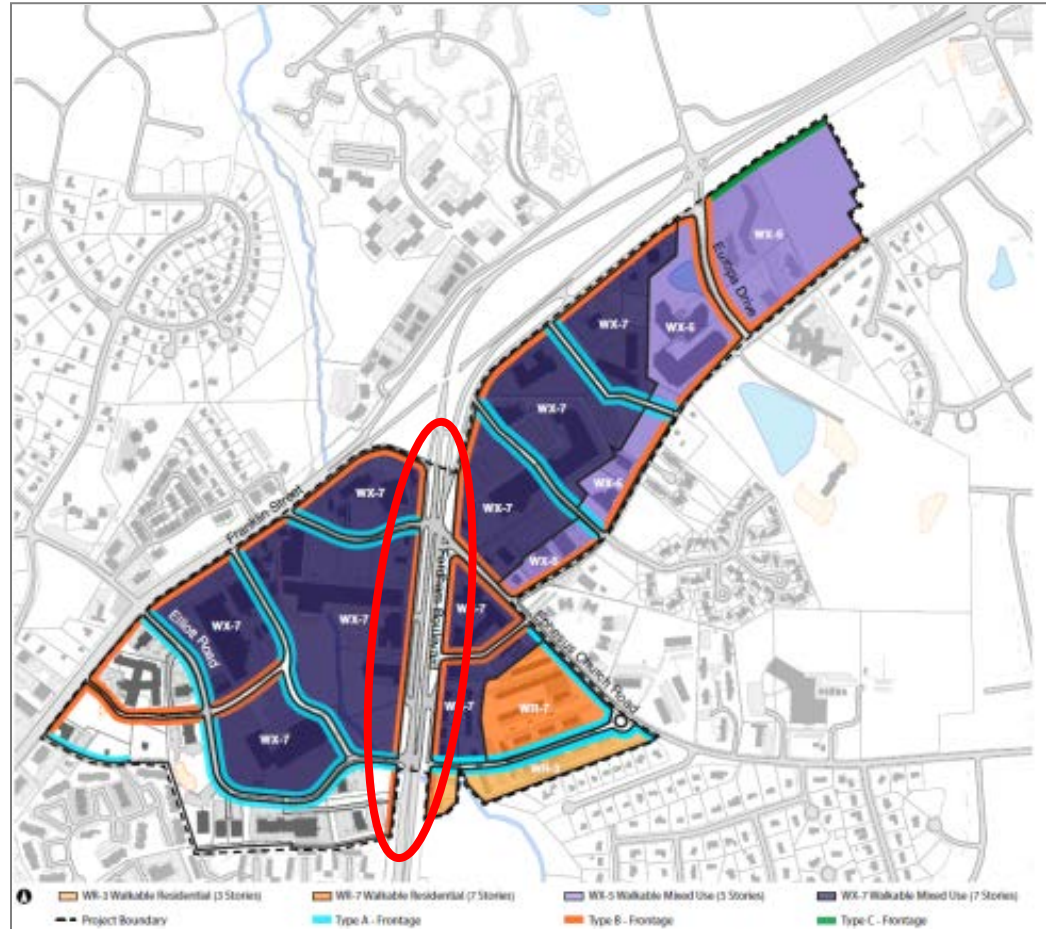
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**M1.** Achieve a higher level of design aesthetic and activation along major arterials.



## M1. Street Activation

Change Type C Frontage to Type B Frontage along both sides of Fordham Blvd



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## Type C Frontage

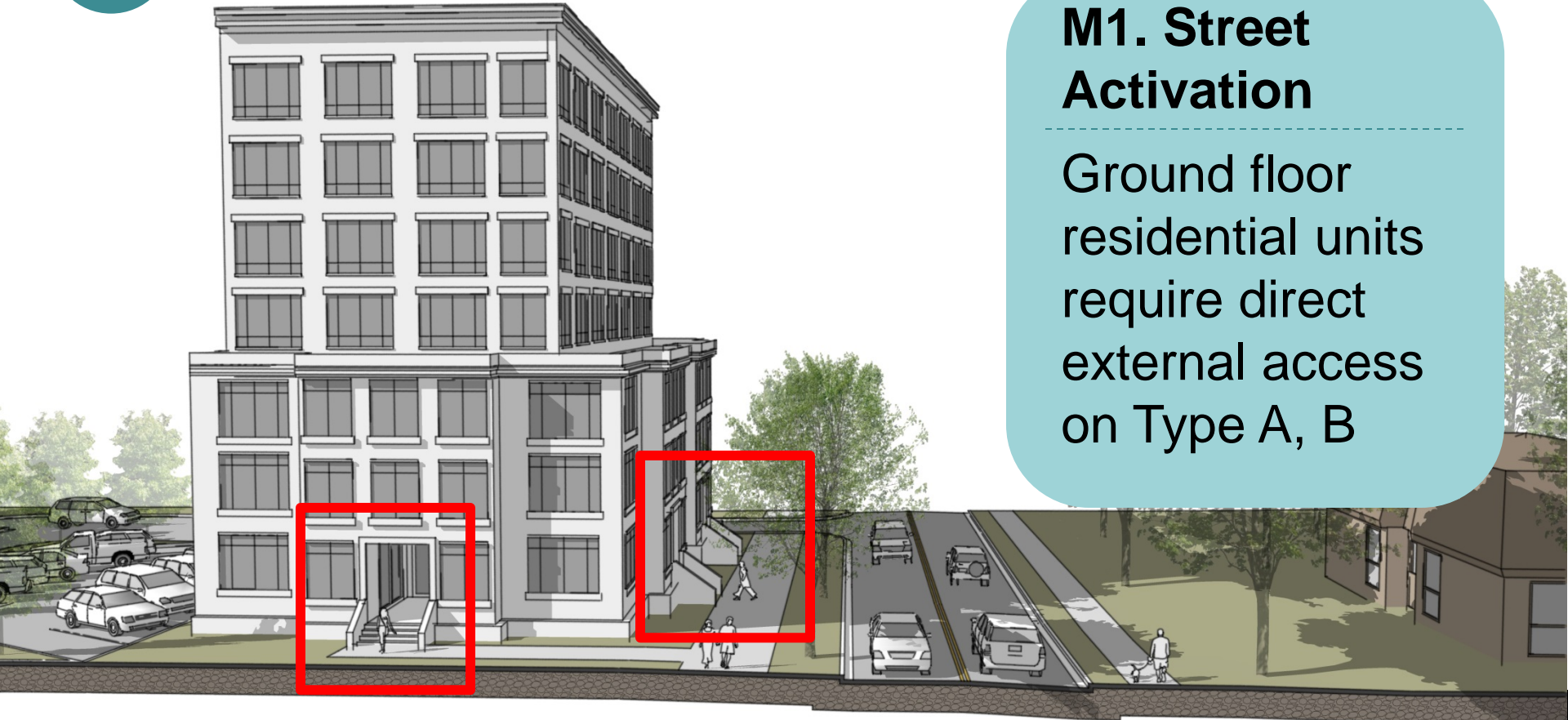


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Type B Frontage



2



## M1. Street Activation

Ground floor residential units require direct external access on Type A, B



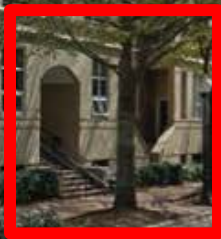
015

2

N CHURCH

NO TURN ON RED

ONE WAY



Rotate the view



Google



Carolina

Mar - Mar 2015



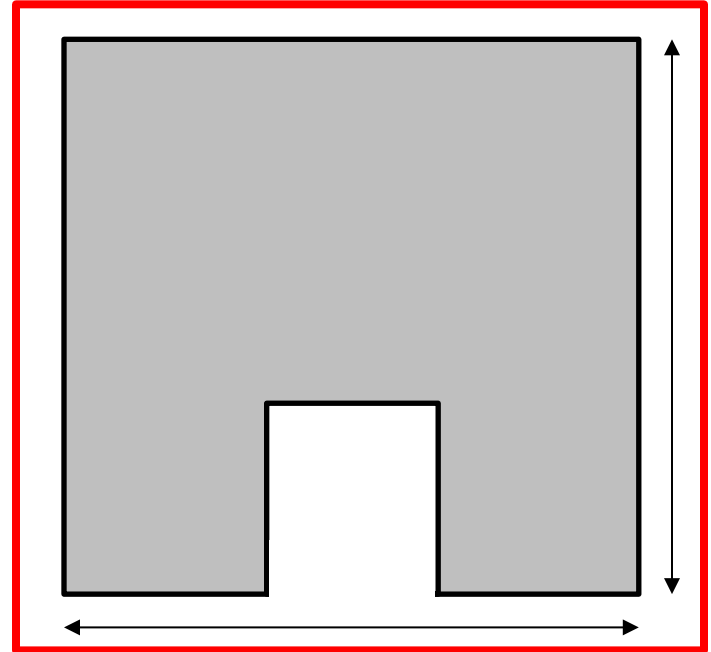
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**M2.** More permeability (breaks) in buildings to avoid “super blocks” and allow movement of people/bikes.

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## M2. Building Perimeter

Set a maximum length for building perimeter and building side



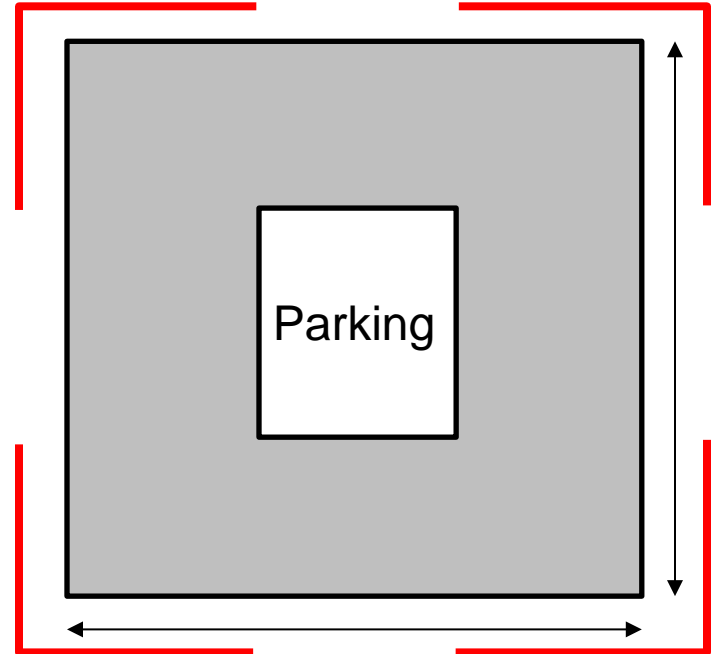
Max. Perimeter 1,000'  
Max. Side 400'



2

## M2. Building Perimeter

Exception for portion of building that wraps a parking structure



Max. Perimeter 1,000'  
Max. Side 400'

2

**M3.** New buildings should be more than one story in height.

### M3. Minimum Stories/Height

Set a minimum number of stories and height for buildings



Min. Stories 2

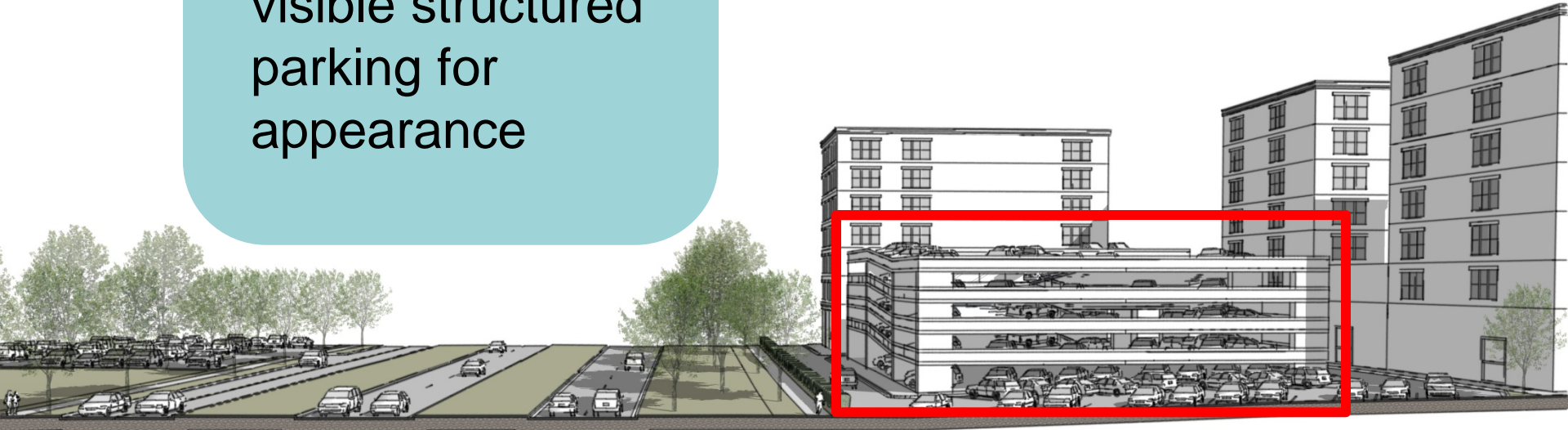
Min. Height 35'

**M4.** Hide structured parking, or apply an architectural treatment. No exposed ground level parking.

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## M4. Structured Parking Review

CDC to review visible structured parking for appearance



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**M5.** Streetscapes that provide amenities and comfort for pedestrians, bicyclists and motorists.

## M5. Streetscape Width

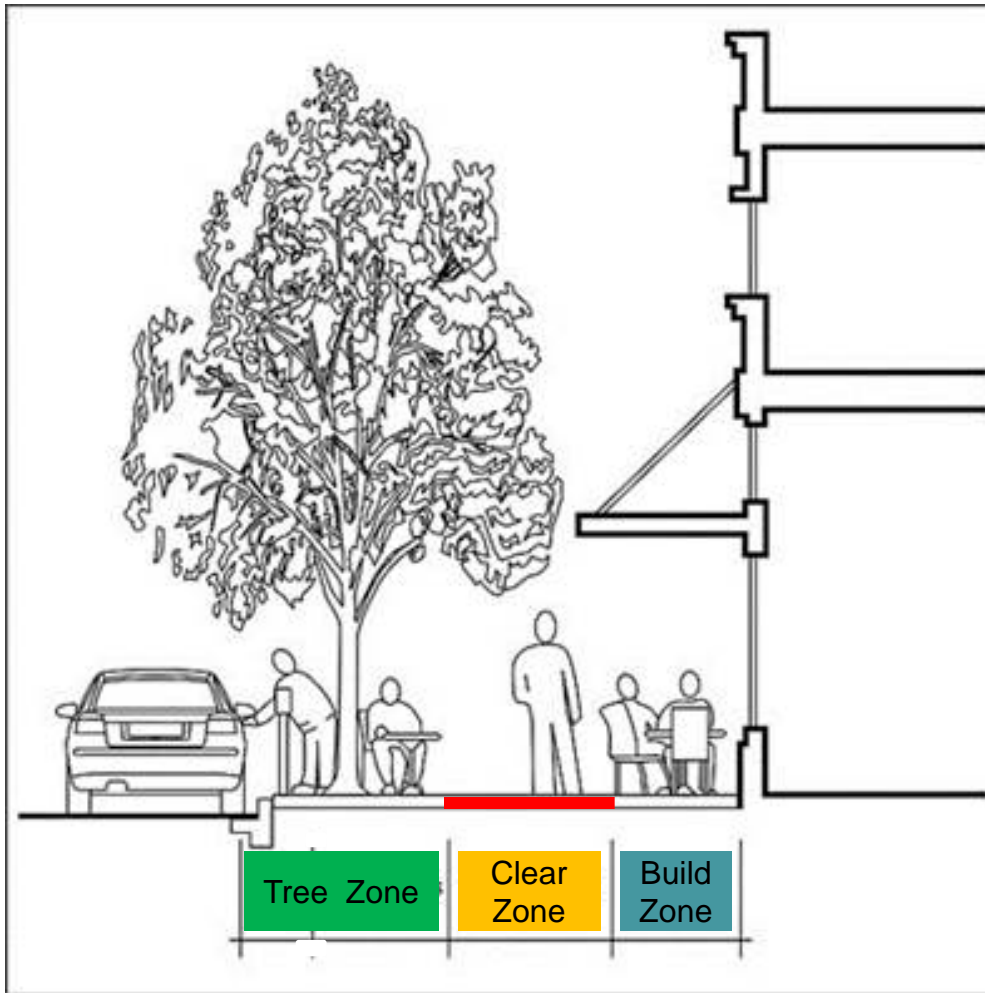
Minimum sidewalk with must be a clear zone



Type A – 10' clear zone

Type B – 8' clear zone

2

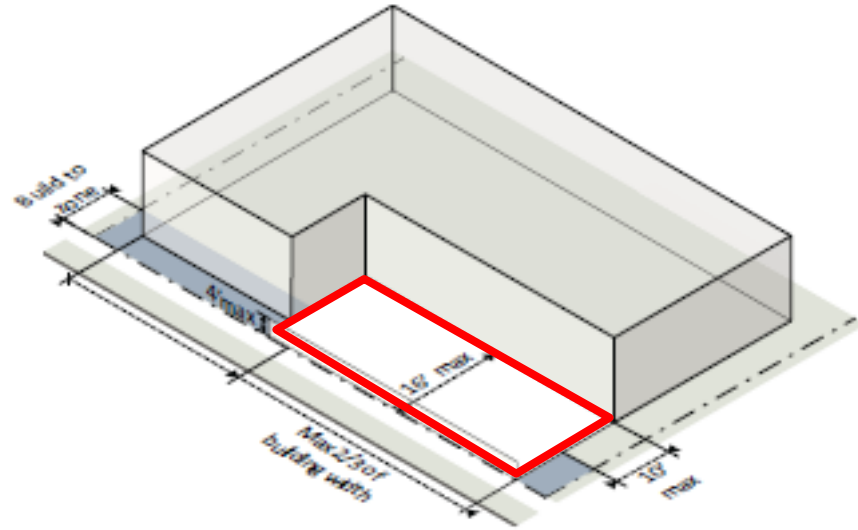


Type A – 10'  
clear zone

Type B – 8'  
clear zone



2



Additional sidewalk or recessed building

2



Arcade

2

**M6.** Make outdoor amenity or recreation space visible to the public.

2

## M6. Visible Outdoor Amenity Space

Outdoor amenity space should be visible from right-of-way

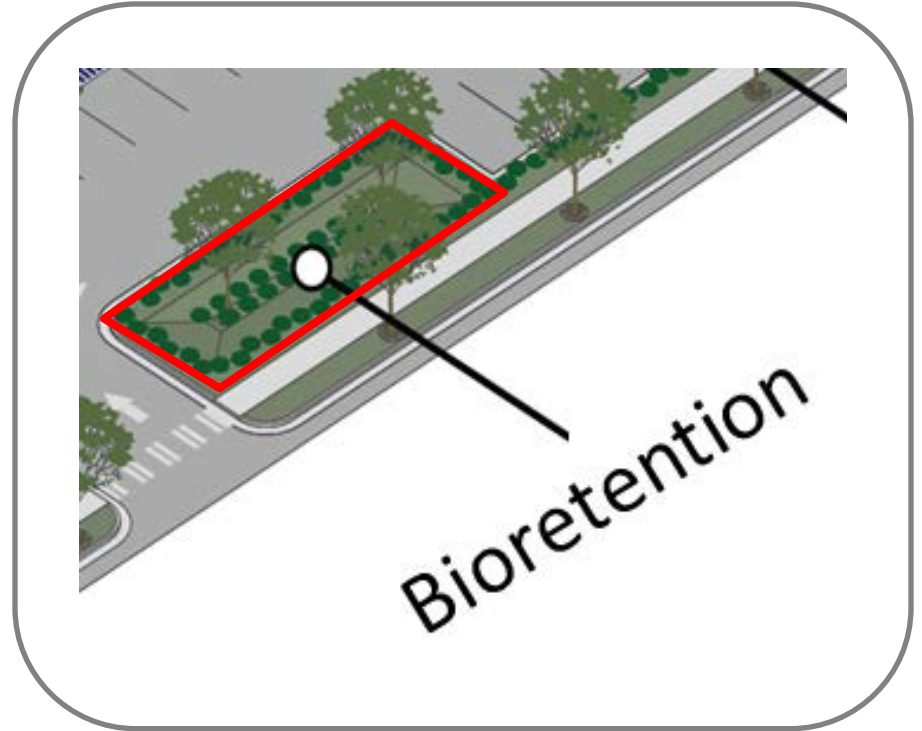


**M7.** Visible stormwater management facilities should be approved for appearance.

2

## M7. Stormwater Controls Review

CDC to review accessory utility features such as stormwater controls for appearance



2

**M8.** Utility and service infrastructure should not be placed in Type A and B streetscape.

## M8. Utility/Service Equipment

Mechanical equipment, minor utility structures cannot be in streetscape



No equipment/structures in streetscape (10' back)

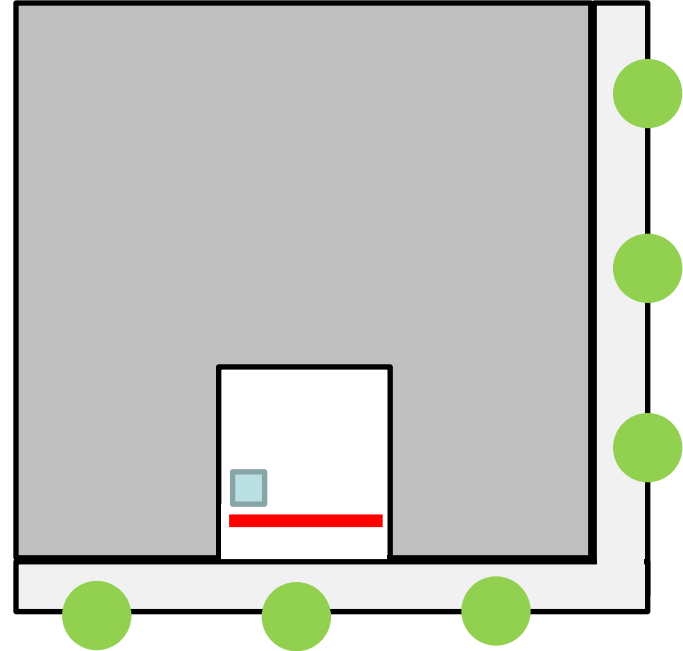


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## M8. Utility/Service Equipment

Mechanical equipment, minor utility structures cannot be in streetscape

Recessed -10' behind sidewalk  
Screened - required



# Recommendations:

## Advisory Boards/Commissions

Board/Commission	Recommendation	Required by LUMO
Planning Commission (3/15)	TBD	Yes

# Recommendations: Staff

- Open the public hearing to receive comments on the proposed Land Use Management Ordinance text amendments to Section 3.11 (Ephesus/Fordham Form District).
- Refer the proposed amendments to the Manger for evaluation and next steps.
- Continue the public hearing to a date certain.

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