

TO SEE IF THE CITY COUNCIL WILL VOTE TO AMEND THE ZONING ORDINANCE BY ADDING THE FOLLOWING CROSS STREET PLANNED RESIDENTIAL DEVELOPMENT DISTRICT, AS SET FORTH IN ARTICLE XIV, SECTIONS 14.1 TO 14.9, INCLUSIVE:

Item 1. In Section 3.2.A, add “Cross Street Planned Residential Development District” (CSPRDD) to the list.

Item 2. Add the following new Article XIV, Sections 14.1 to 14.9, inclusive:

ARTICLE XIV CROSS STREET PLANNED RESIDENTIAL DEVELOPMENT DISTRICT (CSPRDD)

14.1 Purpose. The purpose of the Cross Street Planned Residential Development District (“CSPRDD”) is as follows:

1. To promote a diversity of housing types in the City, including affordable housing;
2. To promote reuse of the property containing the former Bucco heavy equipment auction, contractor yard, and warehouse in an orderly and productive manner;
3. To support existing businesses in the adjacent Highway Business District;
4. To create a self-sufficient neighborhood that does not rely on vehicular traffic;
5. To serve as an example for the rezoning of other derelict properties.

14.2 Location. The CSPRDD is located on Assessor’s Tax Parcel 512-124-23, containing approximately 5.32 acres of land.

14.3 As of Right Uses. The following uses are allowed in the CSPRDD upon the issuance of Site Plan Approval by the Community Development Board (CDB) pursuant to Section 12.3.C:

- 1, Multifamily Dwellings containing not more than 65 units in any single dwelling on a lot or adjacent lots in common ownership or control; and
2. Ancillary or accessory uses, clubhouse, pool, health and fitness facility, and other amenity spaces for the residents.

Together, these as of right uses shall be called the “Cross Street Planned Residential Development (CSPRD”).

14.4 Dimensional and Density Regulations. The following dimensional and density regulations shall apply in the CSPRDD:

1. Minimum Aggregate Lot Area: 5 acres.
2. Minimum Aggregate Lot Frontage; 200 feet.
3. Minimum Lot Width: 200 feet.
4. Maximum Building Height; Multifamily Buildings: 4 stories and 56 feet, except 5 stories and 70 feet where parking is located under the building.
5. Maximum Building Height; Ancillary or Accessory Buildings: 2 stories and 35 feet.
6. Building Setback: All buildings shall be set back not less than 25 feet from the boundary of the C SPRDD, except where the CDB grants a waiver.
7. Multifamily Dwelling Separation. No multifamily dwelling shall be located within 40 feet of any other multifamily dwelling(s), except where the CDB grants a waiver.
8. Density; Multifamily Dwellings: The total number of dwelling units shall not exceed 35 units per acre of total C SPRDD lot area.

14.5 Bedroom Mix. In a C SPRD, one-bedroom, two bedroom, and three-bedroom units shall be allowed. At least 10% of the units shall be three-bedroom units.

14.6 Parking and Loading. The following parking and loading requirements shall apply in the C SPRDD. The standards set forth below are in lieu of those otherwise provided in Article VIII of the Zoning Ordinance. Both surface and underground parking areas are permissible.

- 1. Multifamily Dwellings:** 1 space per one bedroom dwelling unit; 1.75 spaces per two bedroom dwelling unit; two spaces per three bedroom dwelling unit.
- 2. Ancillary and Accessory Buildings available to residents:** 1 space per 350 square feet gross floor area.
- 3. Loading Areas.** See Section 8.4 of the Zoning Ordinance.

14.7 Driveways and Utilities. The principal driveways serving the site shall be adequate for the intended use and vehicular traffic and shall be maintained privately. Minimum travel width of each lane on a driveway within the C SPRDD shall be eleven feet. The connection of all buildings in the C SPRDD to the municipal water and sewer systems is required. All water, sewer, gas, electricity, cable, and telephone lines shall be installed underground.

14.8 Signs and Lighting. Signs and lighting associated with multifamily dwellings and ancillary or accessory buildings in the CSPRDD shall comply with the standards set forth in Article VII of the Zoning Ordinance, unless waived by the CDB during Site Plan Approval.

14.9 Affordable Housing. The following standards shall apply:

1. Minimum Number of Affordable Housing Units. Twenty-five percent (25%) of the dwelling units in the CSPRDD shall be and shall remain Affordable Units, as defined in Section V-X.3 of this Ordinance, for the life of the Project. Subject to approval by the Executive Office of Housing and Liveable Communities (EOHLC), all dwelling units shall be eligible to be included in the City's Subsidized Housing Inventory ("SHI"), as maintained by EOHLC.

2. Regulatory Agreement. Prior to issuance of the first certificate of occupancy, the Applicant shall execute a Regulatory Agreement that shall be countersigned by the EOHLC and the City to preserve the affordability of the dwelling units as set forth herein.

3. Certification of Continuing Tenant Eligibility. The owner or manager of the CSPRDD shall recertify to EOHLC and the City, annually or less frequently as may be required by EOHLC, the continuing eligibility of any tenant in an Affordable Unit. Upon request, the Applicant shall provide the Town with all necessary information to determine whether the required affordability levels are in place.

4. Local Preference. For the initial rent-up of the CSPRDD, the maximum number of Affordable Units allowed by law and the applicable subsidy program, but not more than seventy percent (70%) of the Affordable Units, shall be reserved for households that qualify under a local preference definition approved by the EOHLC. A lottery shall be established in a form approved by the EOHLC and/or the Project's Monitoring Agent to effectuate this local preference, with an approved secondary lottery for all other applicants.