

NORTH 4TH CHARACTER PROTECTION OVERLAY ZONE (CPO)

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Prepared for the April 16th, 2020 ADC Meeting

PURPOSE OF THE CPO

The purpose of the Character Protection Overlay Zone is to implement development regulations that are aligned with the surrounding community's desire for development along the corridor

The CPO proposes to regulate:

- Building height
- Building mass + scale
- Setbacks
- Increased articulation standards

TIMELINE OF THE CPO

- The CPO was heard by the Environmental Planning Commission (EPC) in January of 2019
 - The EPC recommended approval to the City Council with changes.
- In April 2020 the City Council introduced legislation to adopt the CPO
- Next step: The Council's Land Use, Planning and Zoning Committee will consider the CPO and provide a recommendation to the full City Council

BUILDING HEIGHT + MASS

- Maximum height for properties zoned MX-M or higher is 55 feet.
 - No height bonuses per the IDO are allowed
- If more than 165 feet of frontage along 4th street is being developed, 1/3 of new development is limited to 45 feet.
- Any portion of a building over 30 feet will require a minimum 6' stepback

SETBACKS

- Original proposal to EPC called for minimum and maximum setbacks:
 - Minimum: 10 feet
 - Maximum: 15 feet
- Revised EPC proposal removed setback standards and defers to the 2019 IDO Annual Update
 - *IDO Annual Update proposes to require a minimum setback of 10 feet in areas that would otherwise allow a 0-foot setback if the sidewalk is less than 10 feet wide*

INCREASED ARTICULATION STANDARDS

- Original EPC proposal called for a new “menu of options” articulation standards that build upon and enhance the existing standards in the IDO
- Revised EPC proposal removes these standards from the CPO and instead proposes to make them city-wide standards through the 2019 Annual Update