

Copper and Spruce NE



UPC:

101505724736221706

Current Zoning: MX-M

UC - Uptown

MS - Central Ave

PT - Presbyterian Station

MT - Central Ave

Total Acreage: 2.85

Testing Items:

- Possible housing type
- Number of dwelling units
- Reduced parking requirement
- Increased height allowance

Surrounding Properties:

	<i>IDO Zoning</i>	<i>Comprehensive Plan Development Area</i>	<i>Existing Land Use</i>
Subject Site	MX-M	Area of Change	Vacant
<i>North</i>	R-MH	Area of Change	Multi-family Dwelling, multi-family
<i>South</i>	MX-H	Area of Change	Transportation Parking
<i>East</i>	MX-M	Area of Change + Consistency	Low-density residential Dwelling, townhouse
			Commercial Retail Restaurant
<i>West</i>	MX-M	Area of Change	Vacant

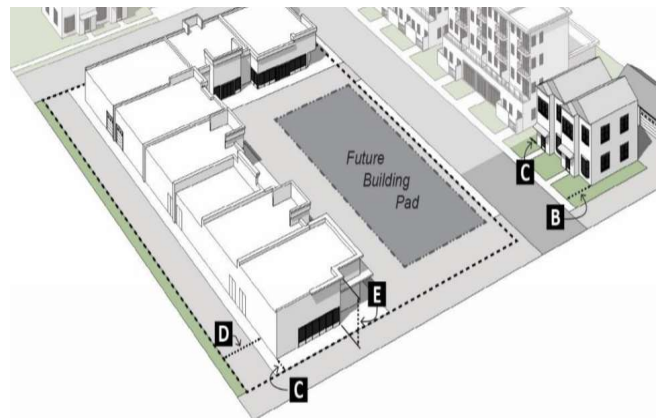
Dimensional Standards (MX-M)

Table 2-4-5: MX-M Zone District Dimensional Standards

UC-MS-PT = Urban Centers, Main Street areas, and Premium Transit areas BR = bedroom DU = dwelling units

Note: Any different dimensional standards in Part 14-16-3 (Overlay Zones) and Section 14-16-5-9 (Neighborhood Edges) applicable to the property shall prevail over the standards in this table.

Development Location	General	UC-MS-PT	
Site Standards*			
Usable open space, minimum	A	≤1 BR: 225 sq. ft./unit 2 BR: 285 sq. ft./unit ≥3 BR: 350 sq. ft./unit	50% reduction
Setback Standards			
Front, minimum / maximum	B	5 ft. / N/A	0 ft. / 15 ft.
Side, minimum / maximum	C	Interior: 0 ft.; Street side: 5 ft. / N/A	0 ft. / Street side: 15 ft
Rear, minimum	D	15 ft.	Street or alley: 0 ft.
Building Height			
Building height, maximum	E	See Table 5-1-2	See Table 5-1-2
		See Table 5-1-2	



Building Height

Table 5-1-2: Dimensional Standards

	Existing Standards	Proposed Standards
Building Height		
Maximum		
Citywide	48 ft.	48 ft.
UC-MS-PT	65 ft	72 ft.
Bonuses		
Workforce Housing UC-MS-PT:	12 ft.	24 ft.
Structured Parking	12 ft.	12 ft.

Parking Requirements

Table 5-5-1: Minimum Off-street Parking Requirements

UC = Urban Center; AC = Activity Center; MS = Main Street area; PT = Premium Transit area

DU = Dwelling Unit BR = Bedroom

Use	Existing Parking Requirement	Proposed Parking Requirement
PERMISSIVE PRIMARY USES		
RESIDENTIAL		
Household Living		
Dwelling, townhouse	1 space / DU up to 2 BR 2 spaces / DU with 3 or more BR	UC-AC-MS-PT-MT: No minimum
Dwelling, live-work	UC-MS-PT: 1 space / DU	UC-AC-MS-PT-MT: No minimum
Dwelling, multi-family	UC-MS-PT: 1 space / DU	UC-AC-MS-PT-MT: No minimum