

MEETING DATE: September 26, 2023

STAFF: Tom Scannell, Community Development Director

PROJECT NAME: UDO Amendment #60 – Multi-Family Housing

CASE NUMBER / REQUEST: Case 23-175-06 – UDO Amendment #60 – Multi-Family Housing– The City proposes Amendment #60 of the Unified Development Ordinance pertaining to Multi-Family Housing.

APPLICANT: City of Independence

PUBLIC NOTICE:

- Public notice published in Independence Examiner – September 9th, 2023

FURTHER ACTION:

Following action by the Planning Commission, this UDO Amendment is scheduled for first reading by City Council on November 6, 2023 and the public hearing/second reading on November 20, 2023.

RECOMMENDATION

Staff recommends **APPROVAL** of the proposed amendment to the Unified Development Ordinance.

PROJECT DESCRIPTION & BACKGROUND INFORMATION

PROJECT DESCRIPTION:

The City proposes Amendment #60 to the Unified Development Ordinance (UDO) related to Multi-Family Housing.

BACKGROUND & HISTORY:

To provide better consistency with proposed Multi-Family developments, staff has proposed the following changes to the UDO relating multi-unit housing, multiplex housing, and mixed use residential housing. Staff believes these proposed changes will better align with the City's Independence for All, Strategic Plan to provide quality built environments for housing units fulfilling a market need.

Staff researched best practices from communities around the region, which have been incorporated into these changes. This amendment would make the following changes to the

UDO:

1. Updates the Use tables in section 14-300-03, Residential Districts. Updates have been added for two-unit houses to follow the conditions of Residential Design Standards in section 14-505 and the Planned Unit Development standards in section 14-705 of the code. The Use table is also updated to clarify the use standards for each housing type.
2. Updates the Use tables in section 14-301-03, Office and Commercial Districts, to add Mixed Use Residential to the chart and follow the conditions of Residential Design Standards in section 14-505 of the code. The Use table is also updated to include the conditions of 14-505 be used for other multi-family housing types in the office and commercial districts.
3. Parking ratios in section 14-501-05 of the code include updated ratios for Elderly Independent, new R-12 developments, R-18 PUD developments, and R-30 developments with ratios from 1 to 2 based on dwelling units with the addition of a visitor parking ratio of 0.4 in a new section 14-501-05.A. Specifications for prohibiting encroachment onto public ROW and adherence to landscaping, screening, and lighting sections of the code have also been included.
4. For Multi-Unit housing in section 14-505-09, sections have been added to address exterior appearance of all exterior sides of a building unit in section 14-505-09-E, density criteria has been included for the O-1 and C-1 district to follow the R-18 PUD density, while in section 14-505-09-F, the O-2, C-2, and C-3 districts follow the R-30 PUD density. In section 14-505-09-G, an open space requirement of 10% of the site with a mix of usable green space for playgrounds, swimming pools, or athletic courts, and common spaces such as plazas or courtyards has been added. This section also specifies that outdoor spaces may not include areas for vehicular use or areas in the required landscape buffers. Internal sidewalks or trails may be used for the required outdoor spaces when adjacent to landscape areas and amenities such as benches. Detention areas may only count for portions designed for usable green spaces or common spaces. Dog parks may count for up to 40% of the required open space. Properties within 330 feet of a public park may receive a space credit up to half the required open space if connected by a direct pedestrian route.
5. For Multiplex and apartment condo buildings, section 14-505-10-E has been updated to include specifications on façade materials such as brick, stone, concrete with texture, specifications on EFIS, structural clay tile, glass, and metal. In section 14-505-10-F, building design standards have been added to avoid the appearance to blank, long or massive walls. Designs that include horizontal breaks, accent colors, varying textures, and vertical breaks have been included. Language has been added for colors to be approved by Planning Commission and City Council. Screening of rooftop and ground equipment has been specified. Outside staircases on multifamily dwellings have been prohibited along with specifications on flat roofs and roof penetrations. Requirements that building entrances must be clearly defined by including various elements of design have been included.

Density criteria has been included for the O-1 and C-1 district to follow the R-18 PUD density, while the O-2, C-2, and C-3 districts follow the R-30 PUD density in section 14-505-10-G. In section 14-505-10-H, an open space of 10% of the site with a mix of usable green space for playgrounds, swimming pools, or athletic courts, and common spaces such as plazas or courtyards. This section also specifies that outdoor spaces may not include areas for vehicular

use or areas in the required landscape buffers. Internal sidewalks or trails may be used for the required outdoor spaces when adjacent to landscape areas and amenities such as benches. Detention areas may only count for portions designed for usable green spaces or common spaces. Dog parks may count for up to 40% of the required open space. Properties within 330 feet of a public park may receive a space credit up to half the required open space if connected by a direct pedestrian route.

6. For mixed use residential, sections 14-505-12 has been added. Section 14-505-12-A outlines that mixed use residential is subject to section 14-301-04 thru 14-301-06 of the code. Section 14-505-12-B requires the ground floor of a mixed use residential must occupy 100% of the buildings ground floor for commercial or other non-residential uses. Section 14-505-12-C, specifies density criteria for the O-1 and C-1 district to follow the R-18 PUD density, while the O-2, C-2, and C-3 districts follow the R-30 PUD density.

Section 14-505-12-D, addresses new construction specifications for new construction of mixed-use residential buildings to include façade materials such as brick, stone, concrete with texture, specifications on EFIS, structural clay tile, glass, and metal. Building designs standards have been included to avoid the appearance to blank, long or massive walls. Designs that include horizontal breaks, accent colors, varying textures, and vertical breaks have been included. Language has been added for colors to be approved by Planning Commission and City Council. Screening of rooftop and ground equipment has been specified. Outside staircases on mixed-use buildings have been prohibited along with specifications on flat roofs and roof penetrations. Requirements that building entrances must be clearly defined and include a primary working entrance have been added. Building entrances may include doors to individual shops, lobby entrances, or pedestrian-oriented plazas or cluster shops.

Requirements for open spaces of 10% of the site with a mix of usable green space for playgrounds, swimming pools, or athletic courts, and common spaces such as plazas or courtyards have been added. This section also specifies that outdoor spaces may not include areas for vehicular use or areas in the required landscape buffers. Internal sidewalks or trails may be used for the required outdoor spaces when adjacent to landscape areas and amenities such as benches. Detention areas may only count for portions designed for usable green spaces or common spaces. Dog parks may count for up to 40% of the required open space. Properties within 330 feet of a public park may receive a space credit up to half the required open space if connected by a direct pedestrian route.

Ground floor requirement have been added to require at least 50% of the street facing building façade between 4 and 10 feet above the sidewalk must be clear, non-reflective windows that allow views of the indoor commercial space or product display areas. Display windows may be counted towards the 50% provided they are internally illuminated and are two feet in depth.

Specifications for building setbacks have been included to be located not less than 5 feet and no more than 15 feet from the street ROW line. Surface parking specifications have been added that requires parking be located behind the principal building or concealed from view of abutting street or screened.

Section 14-505-12-E, addresses rehabilitation of existing buildings and includes requirements for ground floor transparency featuring 50% of the street facing building façade between 4 and 10 feet above the sidewalk must be clear, non-reflective windows that allow views of the indoor commercial space or product display areas. Display windows may be counted towards the 50% provided they are internally illuminated and are two feet in depth. Building entrances must be clearly defined with a primary working entrance door facing the primary street. Building entrances may include doors to individual shops, lobby entrances, pedestrian-oriented plazas or cluster shops. Screening of rooftop and ground equipment has been specified.

Staff believes the proposed amendments will better serve our community and better regulate these uses.

EXHIBITS

1. Amended Section 14-300-03 Uses
2. Amended Section 14-301-03 Uses Apartments
3. Amended Section 14-501-05 Parking Ratios
4. Amended Section 14-505-09 Multi Unit Houses
5. Amended Section 14-505-10 Multiplex and Apartment Condo Buildings
6. Amended Section 14-505-12 Mixed Use Residential