

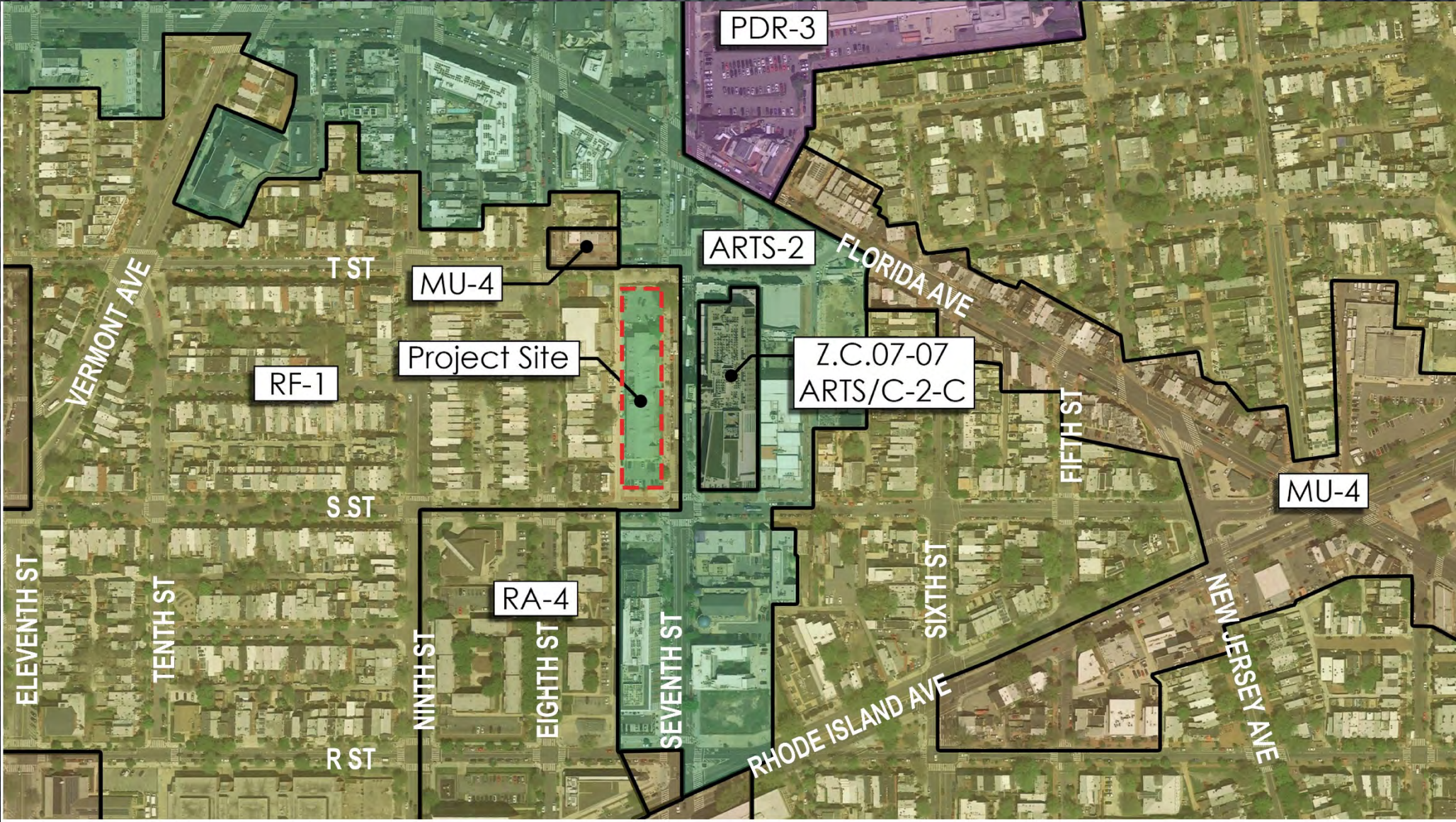
Z.C. CASE NO. 19-28

SQUARE 417, LLC

ZONING MAP AMENDMENT

RF-1 TO ARTS-3

# EXISTING ZONING MAP



# STANDARD OF REVIEW

- Comprehensive Plan
- Other Adopted Policies and Plans
- Zoning Act

# PROPOSED ARTS-3 ZONE

ZR16	ARTS-3
ZR58	ARTS/C-3-A
Purpose	Medium-density, compact mixed-use development / employment emphasis
Density (FAR)	4.0 (4.8 IZ) 2.5 nonres
Preferred Use Bonus Density	5.3
Height (Ft)	65 (75 IZ)
Penthouse (Ft)	12 ft / 18.5 (mech)
Absolute Height (incl penthouse)	83.5
1:1 upper setbacks from R, RF, RA	Yes
Lot Occupancy: Resi. (%)	80
Rear Yard (Ft)	12 (min)

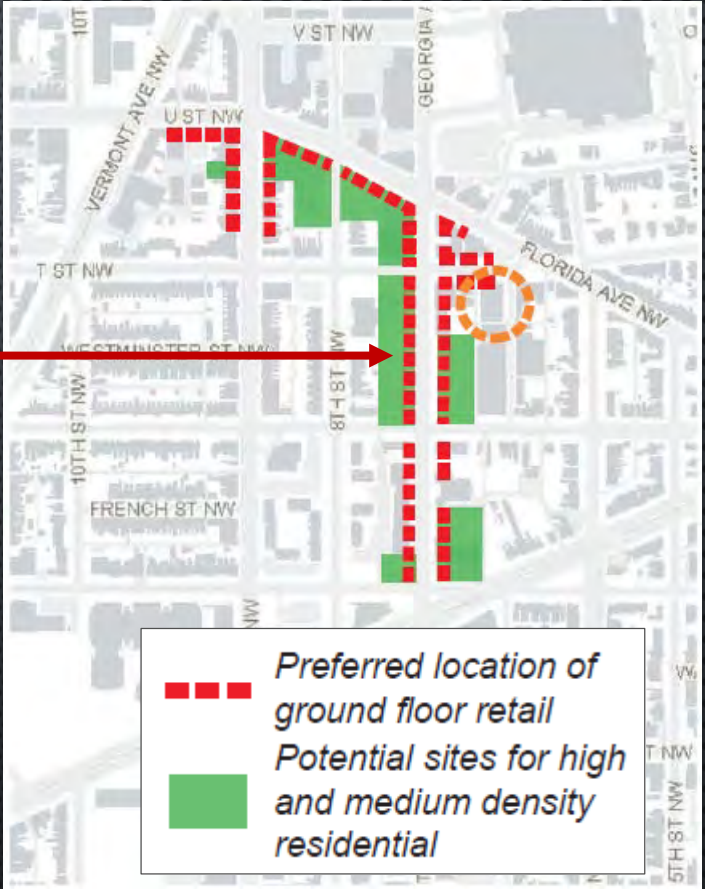
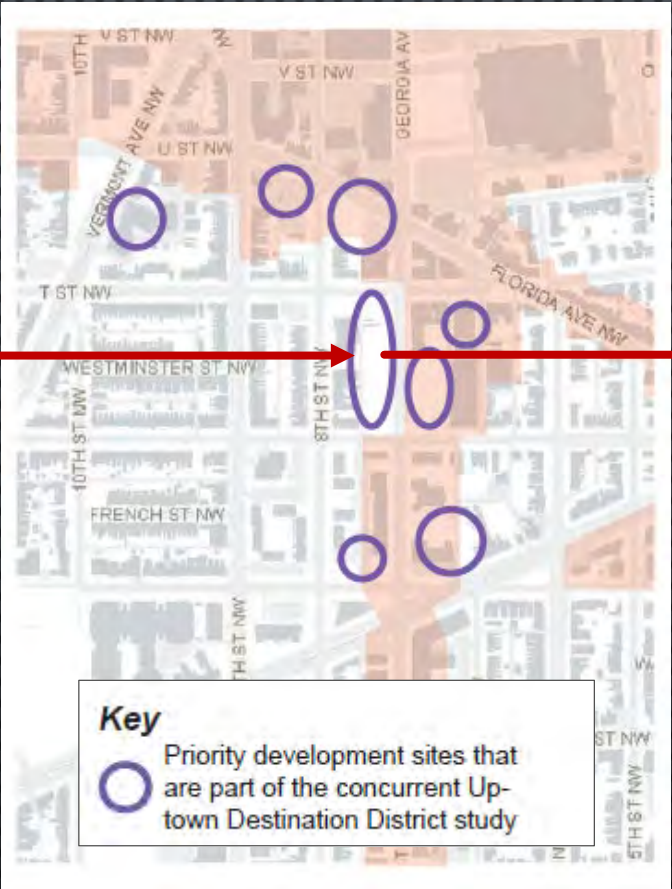
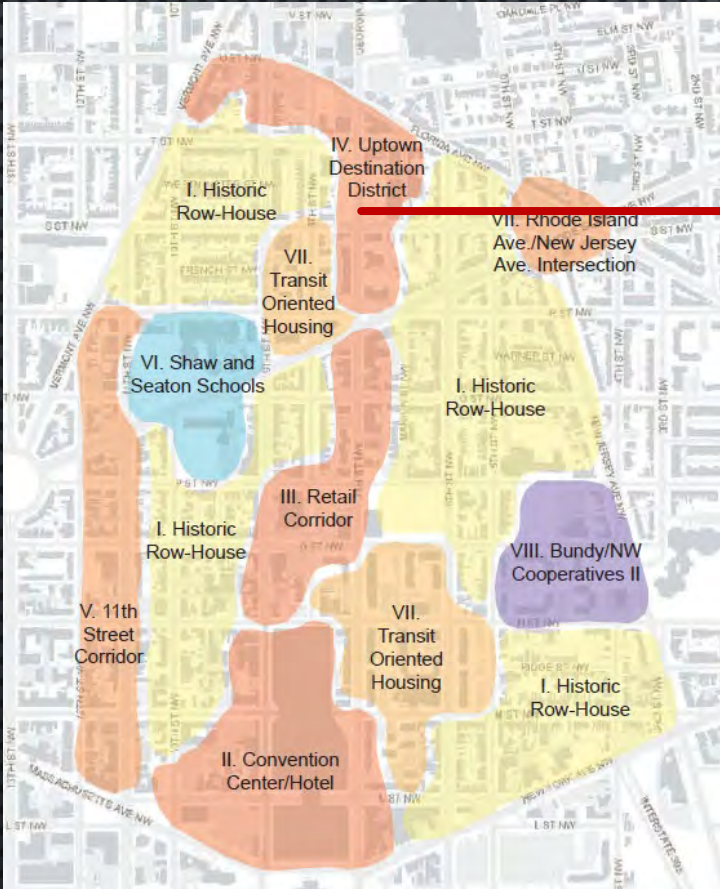
# DUKE PLAN

## Site Specific Recommendations:

- “Demolish HU’s 125 bed site and allow mixed use redevelopment, including active, ground floor retail, which complement other proposed destination uses and optimizes density.”
- Change land use regulations to allow:
  - Increased residential capacity.
  - Up to 6.0 FAR.
  - 65 ft / up to 90 ft w/ setbacks.



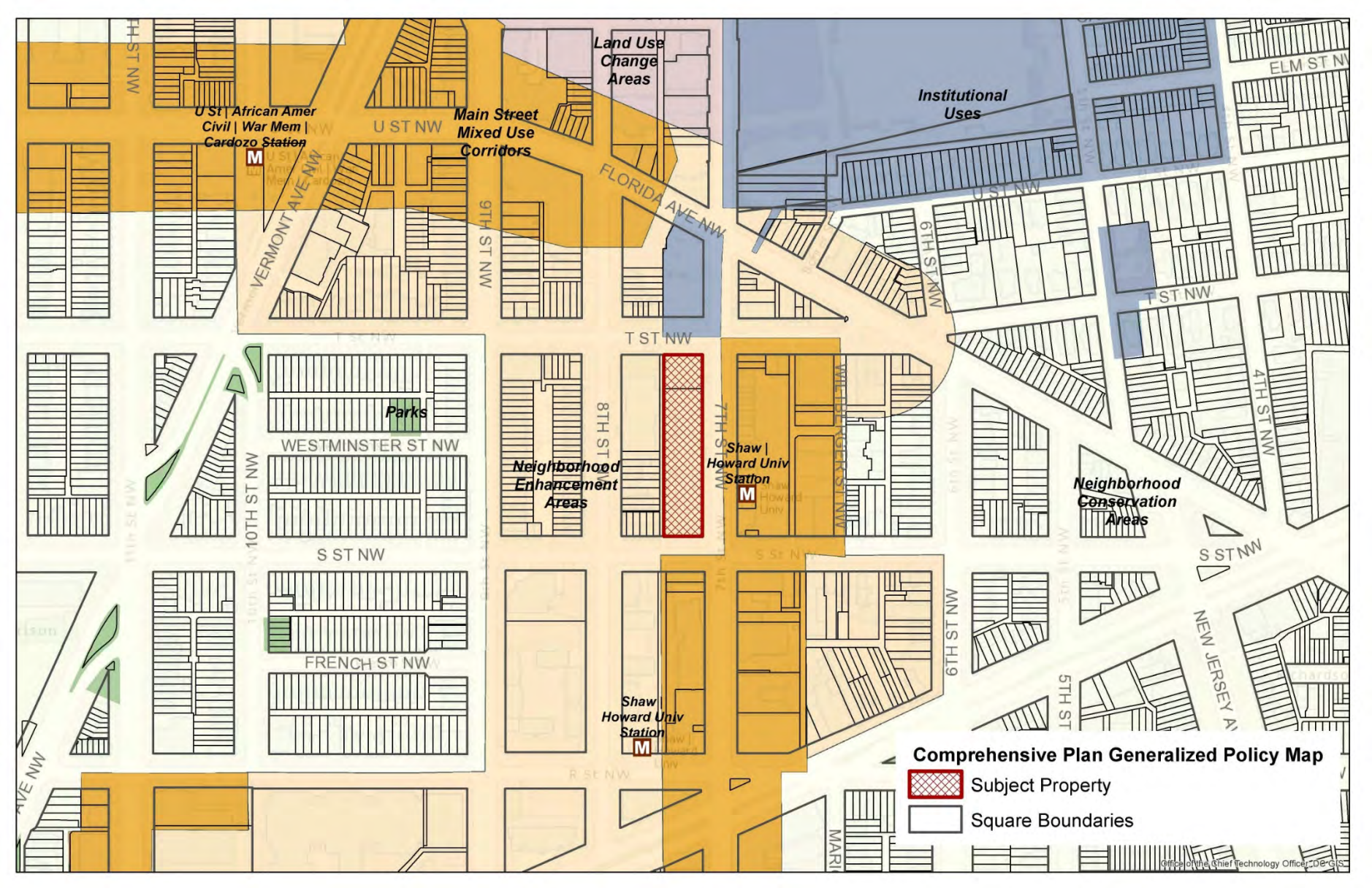
# CONVENTION CENTER STRATEGIC DEVELOPMENT PLAN



Recommendation: "Re-zone west side of 1800 block of 7<sup>th</sup> Street – between S and T streets – to be compatible with adjacent commercial zones and include ARTS Overlay District."

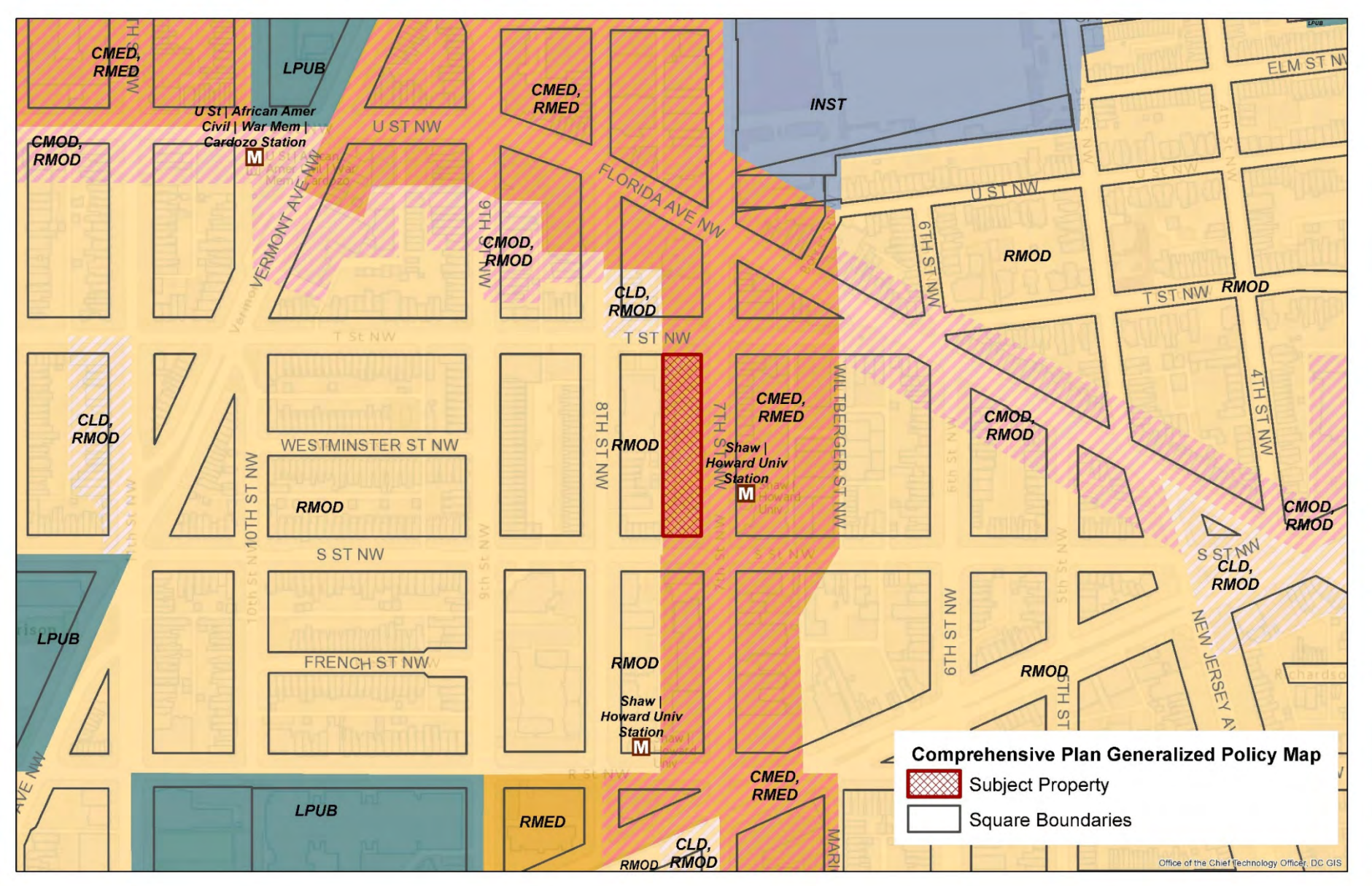
# GENERALIZED POLICY MAP

## NEIGHBORHOOD ENHANCEMENT AREA



# FUTURE LAND USE MAP

## MIXED USE (MEDIUM COMMERCIAL / MEDIUM RESIDENTIAL)





# MID-CITY & NEAR NORTHWEST AREA ELEMENTS

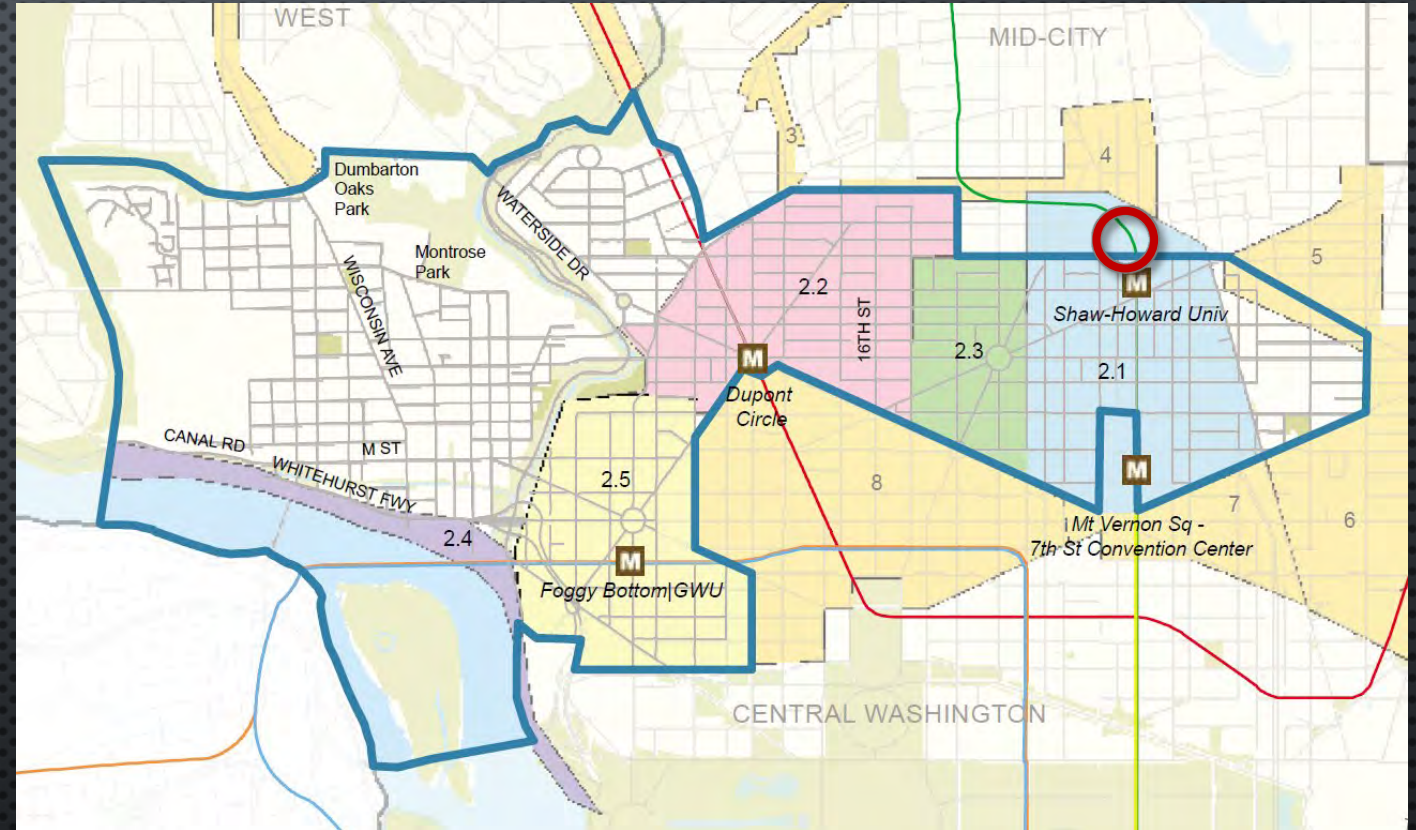
- Stimulate high-quality transit-oriented development. (MC-1.1.2)
- Direct growth to the eastern side of the Planning Area. (NNW-1.1.2)
- Improve neighborhood shopping areas. (NNW-1.1.4)
- Sustain measures to encourage new affordable housing. (NNW-1.1.9)



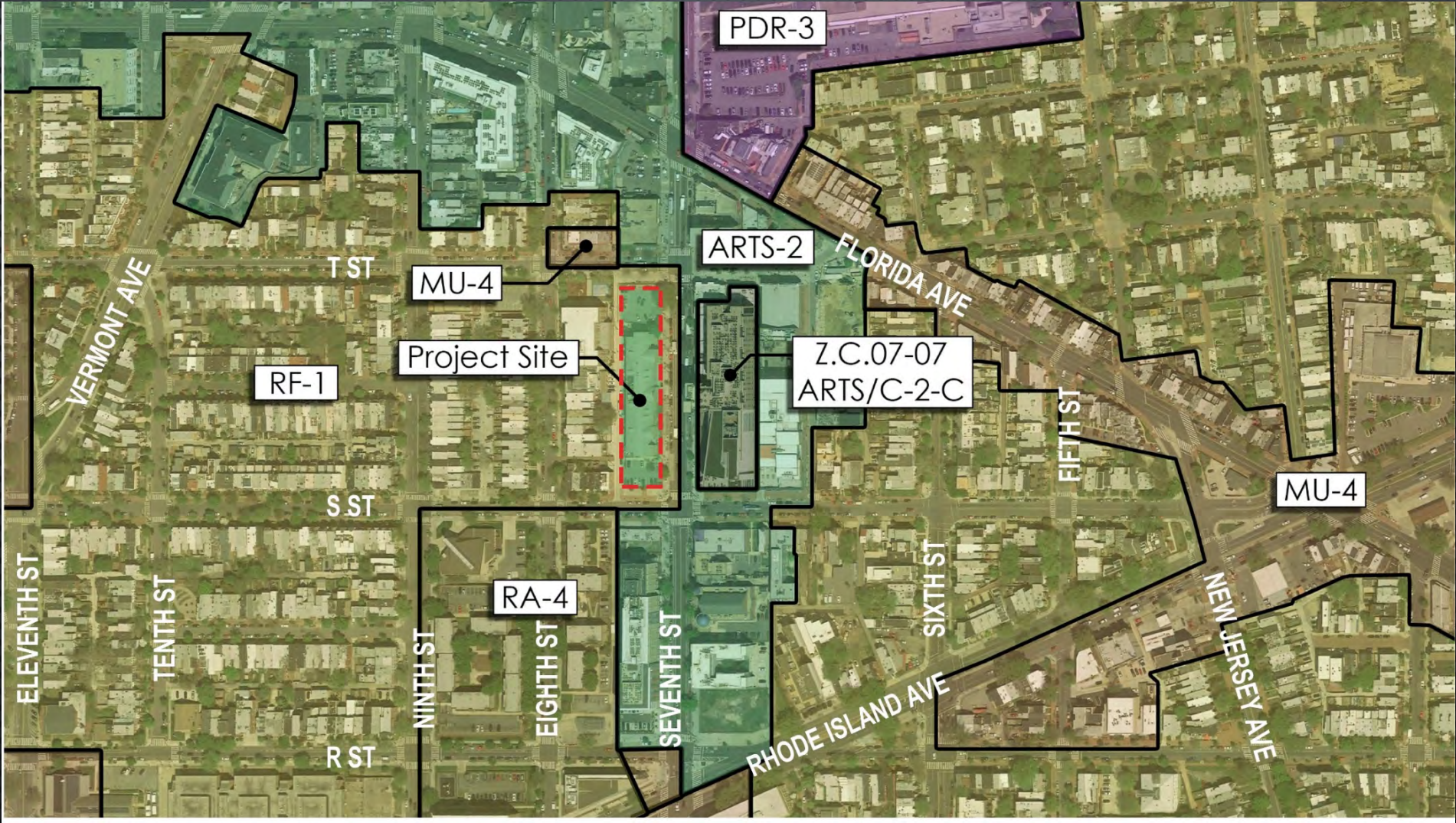
# MID-CITY & NEAR NORTHWEST AREA ELEMENTS

## POLICY FOCUS AREAS

- Encourage mixed-use development with housing for a range of incomes and households. (MC-2.3.1)
- Maximize proximity to Metro while transitioning to nearby residential neighborhoods. (MC-2.3.3)
- Produce new affordable and market rate housing on underutilized sites. (NNW-2.1.1)
- Encourage mixed-income housing adjacent to Metrorail. (NNW-2.1.3)
- Locate ground floor retail on 7<sup>th</sup> Street consistent (NNW-2.1.5)



# CITYWIDE ELEMENTS

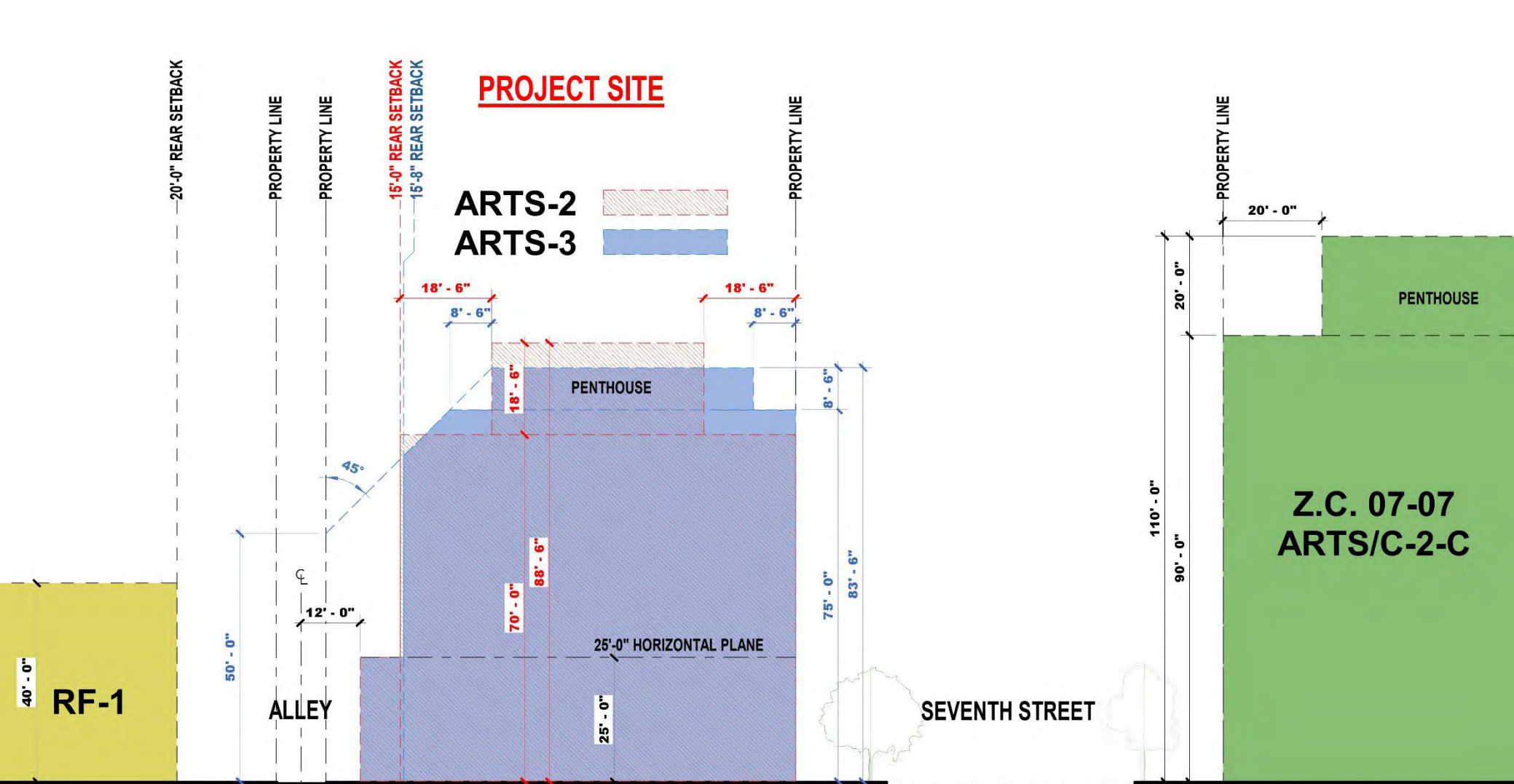


# CITYWIDE ELEMENTS

## Comparison of ARTS-2 and ARTS-3 Zones

ZR16	ARTS-3	ARTS-2
Purpose	Medium-density, compact mixed-use development / employment emphasis	Medium-density, compact mixed-use development / residential emphasis
Density (FAR)	4.0 (4.8 IZ) 2.5 nonres	3.5 (4.2 IZ) 1.5 nonres
Preferred Use Bonus Density	5.3	5.0
Height (Ft)	65 (75 IZ)	65 (70 IZ)
Penthouse (Ft)	12 ft / 18.5 (mech)	12 ft / 18.5 (mech)
Absolute Height (incl penthouse)	83.5	N/A
1:1 upper setbacks from R, RF, RA	Yes	N/A
Lot Occupancy: Resi. (%)	80	75 (80 IZ)
Rear Yard (Ft)	12 (min)	15

# CITYWIDE ELEMENTS



# ZONING ACT CONSISTENCY

Zoning regulations shall be designed to:

- Lessen congestion.
- Promote health, welfare, and safety.
- Provide adequate light and air.
- Prevent overcrowding of land.
- Promote favorable distribution of uses.

# ZONING ACT CONSISTENCY

Purpose	Assessment	Determination
Congestion	<ul style="list-style-type: none"> <li>• Minor increase in trips compared to existing zoning</li> <li>• Transit accessible location</li> <li>• Walkable location</li> </ul>	Minimal impact
Health, Welfare, and Safety	<ul style="list-style-type: none"> <li>• Activation of site</li> <li>• Additional housing near transit</li> <li>• New retail opportunities for neighborhood</li> <li>• Streetscape improvements</li> </ul>	Favorable
Light and Air	<ul style="list-style-type: none"> <li>• 83' -6" height limit (incl. penthouse)</li> <li>• Required setbacks from adjacent RF-1 zone</li> </ul>	No substantial impact
Overcrowding of Land	<ul style="list-style-type: none"> <li>• Efficient use of land near Metrorail and other forms of transit</li> <li>• Location along commercial corridor</li> </ul>	Favorable
Distribution of Uses	<ul style="list-style-type: none"> <li>• Mixed-use development adjacent to transit</li> <li>• Location along commercial corridor</li> <li>• New retail opportunities for neighborhood</li> </ul>	Favorable

# CONCLUSION

- Not inconsistent with the Comprehensive Plan and other adopted policies and plans overall.
- Any potential inconsistencies are outweighed by other competing policies and considerations.
- Consistent with the purposes and intent of the Zoning Act.
- Any potential impacts are likely favorable or minor.



