



Addendum-Report to the Plan Commission December 3, 2012

Legistar I.D. #28464 and # 28119

202-210 N Bassett Street, 512-520 W Dayton Street

Demolition and Rezoning

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Planning Division Staff

Recommendations and Proposed Conditions of Approval

After a discussion with the applicant and an analysis of similar projects in this area, staff recommends a revision to recommended condition of approval No. 1(c), regarding the zoning text family definition.

The condition currently reads:

1(c)

"The family definition shall be changed to limit occupancy within each unit to either a family or unrelated persons equal to the number of bedrooms in the unit, with the exception of the one-bedroom units, which may be occupied by a family, or up to two unrelated persons."

Instead, staff believes that the typical R5 family definition, which allows for up to five unrelated persons, will suffice for the larger units, and is more in keeping with projects recently approved as Planned Unit Developments at similar densities, and existing student housing in this area as a whole.

Assuming other conditions related to changes to the floor plans and the provision of additional bicycle and moped parking can be met in plans submitted for staff review and approval, staff believes that the proposal can accommodate additional tenants, as would be allowed with a relaxed family definition. Staff recommends that the Plan Commission replace Condition No. 1(c) with the following:

1(c) - REVISED

"The family definition shall be revised to limit occupancy in the one-bedroom units to a family or up to two unrelated persons."