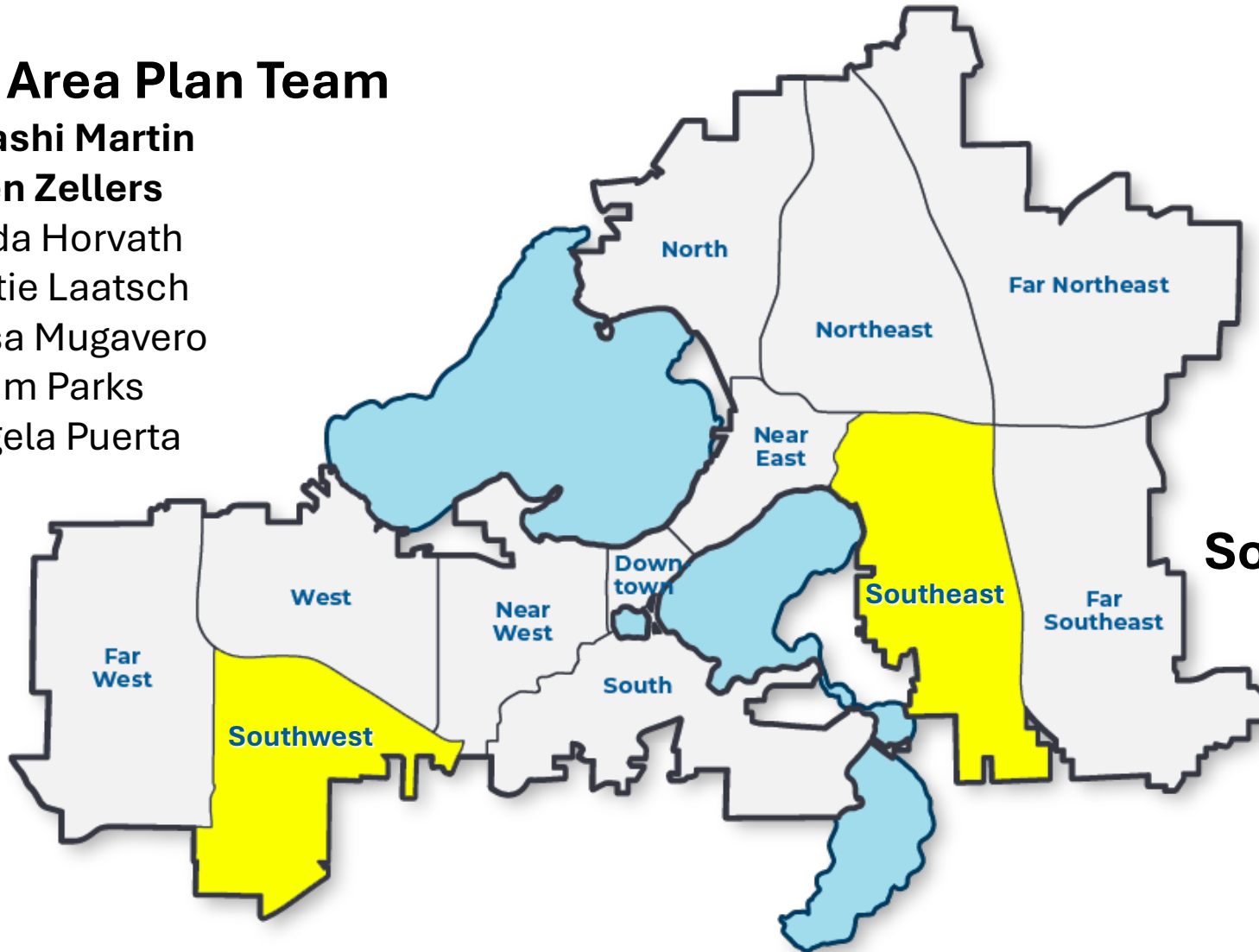




Discussion Topics:

1. Staff proposal to increase transparency and certainty related to the “escalator clause”.
2. How to address proposed residential uses in areas designated as Employment or General Commercial on the Generalized Future Land Use (GFLU) Map, where residential uses may not be appropriate.

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“The Escalator Clause” - Background

- 2018 Comprehensive Plan – Low-Medium Residential (LMR) future land use category created for current & future “Missing Middle” housing.
- Clause allows for additional development intensity up to four stories and 70 units/acre vs three stories and 30 units/acre under certain conditions.
- Low Residential (LR) also has an escalator but few development inquiries or proposals

“The Escalator Clause” - Background

2018 Comprehensive Plan

Residential Future Land Use Categories

Residential Building Form	Low Residential (LR)	Low-Medium Residential (LMR)	Medium Residential (MR)	High Residential (HR)
Single-Family Detached Building				
Civic/Institutional Building				
Two-Family, Two-Unit				
Two-Family – Twin				
Three-Unit Building	*			
Single-Family Attached	*			
Small Multifamily Building	*	**		
Large Multifamily Building		**		
Courtyard Multifamily Building		**		
Podium Building				
Number of Stories	1-2'	1-3	2-5	4-12~
General Density Range (DU/acre)	≤15	7-30	20-90	70+

* Permitted in select conditions at up to 30 DU/ac and three stories, generally along arterial streets or where these types of buildings are already present or planned within an adopted sub-area plan as part of a pattern of mixed residential development.

** Permitted in select conditions at up to 70 DU/ac and four stories, generally along arterial streets.

~ Or taller, if specified by an approved sub-area plan or PD zoning.

' Dormers or partial third floors are permitted.

“The Escalator Clause” - Background

- 2023 Comprehensive Plan Interim Update – staff proposed:
 - Removing the clause from the Comp Plan
 - Not applying the escalator to areas with an adopted Area Plan - since the GFLU Map will be reviewed in detail in these area
- Clause remained with additional criteria added.
 - Additional criteria intended to clarify where the escalator applies
 - In hindsight, additional criteria may have made things more uncertain.

“The Escalator Clause”

2023 Comprehensive Plan

Residential Future Land Use Categories

Residential Building Form	Low Residential (LR)	Low-Medium Residential (LMR)	Medium Residential (MR)	High Residential (HR)
Single-Family Detached Building				
Civic/Institutional Building				
Two-Family, Two-Unit				
Two-Family – Twin				
Three-Unit Building	*			
Single-Family Attached	*			
Small Multifamily Building	*	**		
Large Multifamily Building		**		
Courtyard Multifamily Building		**		
Podium Building				
Number of Stories	1-2'	1-3	2-5	4-12~
General Density Range (DU/acre)	≤15	7-30	20-90	70+

* Permitted in select conditions at up to 30 DU/ac and three stories, generally along arterial streets or where these types of buildings are already present or planned within an adopted sub-area plan as part of a pattern of mixed residential development.

** Appropriate in select conditions at up to 70 DU/ac and four stories. Factors to be considered include relationships between proposed buildings and their surroundings, natural features, lot and block characteristics, and access to urban services, transit, arterial streets, parks, and amenities.

~ Or taller, if specified by an approved sub-area plan or PD zoning.

' Dormers or partial third floors are permitted.

“The Escalator Clause” Examples

- Approximately a half dozen development proposals have been reviewed since the provision was created including:



77 Sirloin Strip
Placed on File



6610 – 6706 Old Sauk Road
Project Approved



709 Northport Drive
Project Approved

“The Escalator Clause” Discussion

- Since the 2023 Comp Plan update substantial changes in policy and ordinances have been made through the Housing Forward initiative.
- Given the changes since the 2023 update proposing to eliminate the “escalator clause” for adopted area plans.
- Area plans will allow for detailed GFLU analysis and land use mapping providing:
 1. Transparency and certainty
 2. Reestablish meaningful “Missing Middle” GFLU category
 3. Focus discussion on appropriate land use/development intensity at the planning level, not individual project review level

Residential in Employment and General Commercial

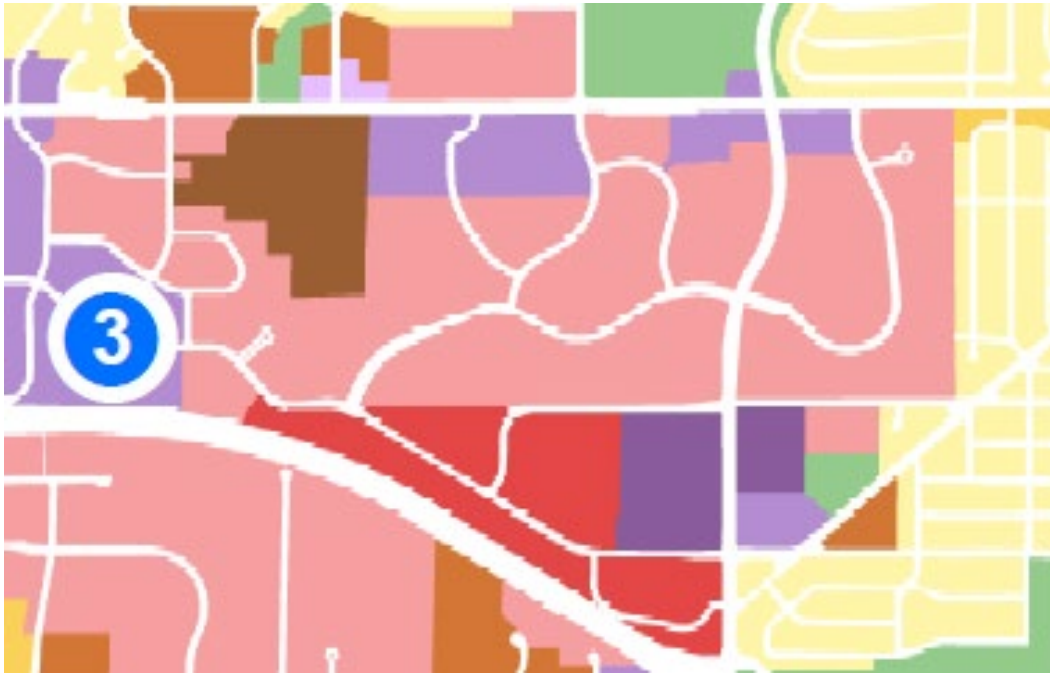
- 2018 Comprehensive Plan
 - General Commercial (GC) and Employment (E) districts were defined as areas that were largely intended not to include residential development.
 - A limited amount of flexibility was allowed for residential development.
- 2023 Comprehensive Plan Interim Update
 - This flexibility was restricted.

Residential in Employment and General Commercial

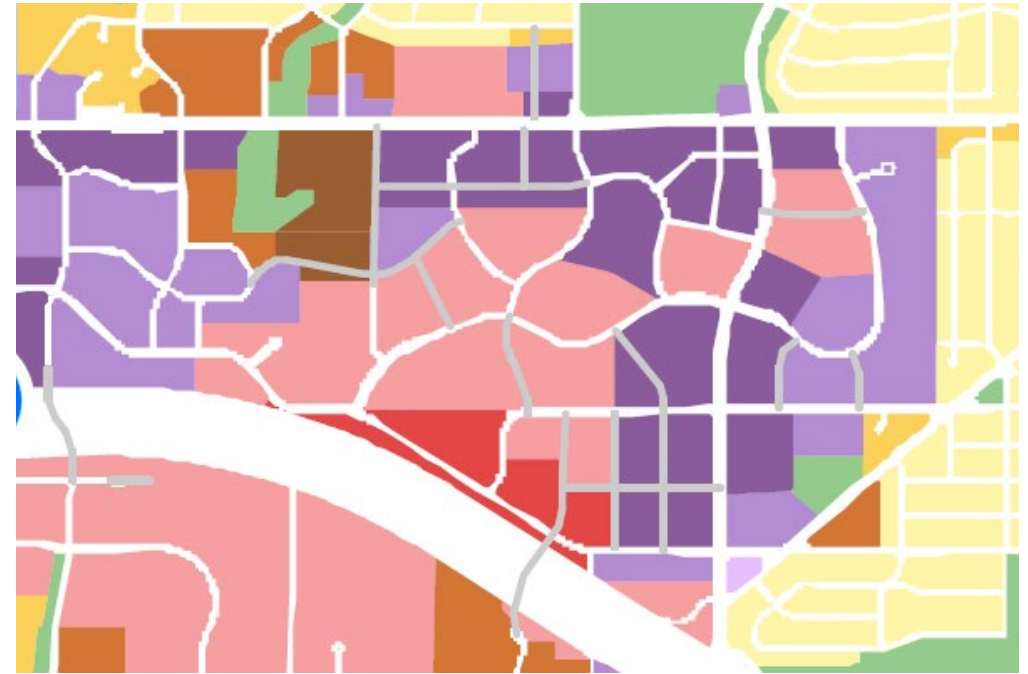
- Provide clarity in plan recommendations for GC & E areas, particularly regarding locations where residential uses are not appropriate.
- Staff will evaluate GC & E areas that could be appropriate for mixed use via area plan processes.
- Staff feels that it is also appropriate to specify E and GC areas within adopted area plans that are not appropriate for proposed residential or mixed-use development.
 - That approach will require accompanying updates to the zoning code.
 - May be necessary to either tweak the uses allowed in certain zoning districts and/or proactively rezone high priority sites to better implement plan recommendations.

Residential in Employment and General Commercial

West Area Plan Example



GFLU map prior to the West Area Plan



GFLU map updates in West Area Plan

Note: purple denotes mixed-use, pink is employment, red is general commercial.



Does the Plan Commission support staff's proposed approaches for addressing existing uncertainty around LR/LMR/E/GC land uses?

Questions and Discussion

