



TO: Members of the Plan Commission
FROM: Hickory R. Hurie
SUBJECT: Pres House Conformance with Revised Inclusionary Zoning Ordinance
DATE: May 12, 2006

SUMMARY:

The City approved Presbyterian House land use request subject to a further review of the inclusionary zoning plan and the use of bedrooms rather than dwelling units as the basis for designation. The Council has now approved new provisions within the ordinance that create a lease residential unit category.

This review of the new Presbyterian House inclusionary plan is based upon data furnished by the developer May 5, 2006.

CONCLUSION:

The new IDUP with 42 beds conforms to the revised ordinance and the revised development plan for the building, and establishes a basis for designation of beds within a dispersed arrangement that meets the goal of the ordinance. CDBG staff will continue to work with representatives of Presbyterian House during the rent-up period to encourage dispersion of the inclusionary beds throughout the development, but permit flexibility and responsiveness to current residents.

Cc: Jeanne Hoffman, Brad Murphy, Bill Roberts, Tim Parks, Barb Constans