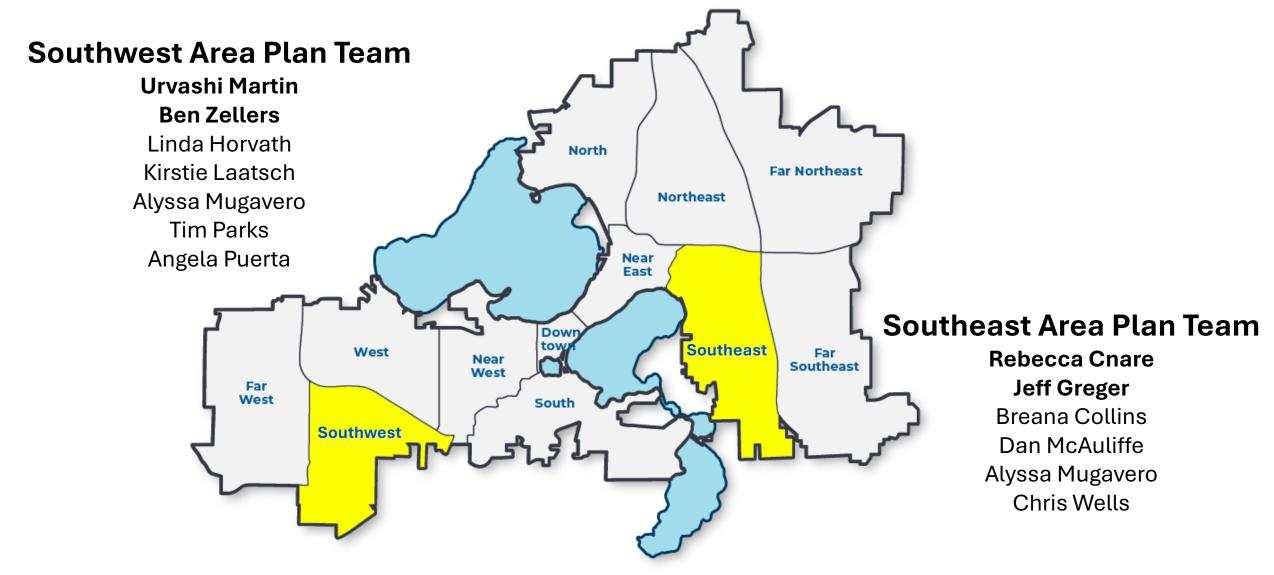
### Southwest and Southeast Area Plans





### Low Medium Residential Future Land Use

# Based on internal & PC Feedback, proposing phased approach:

# 1. Add a new land use category – MR1– in the Comprehensive Plan Update when SE & SW adopted

 reflects development intensity allowed in certain circumstances under existing LMR "escalator" (indicated by \*\*)

## 2. Update to allow some additional building forms in LR & LMR

 allows more housing types consistent with zoning code updates & without use of "escalator" consideration Residential Future Land Use Categories Current Comprehensive Plan GFLU Chart

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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+	

<sup>\*</sup> 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.

<sup>\*\*</sup> 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.

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

<sup>&#</sup>x27;Dormers or partial third floors are permitted.

### Low Medium Residential Future Land Use

# 3. Map new MR-1 land use in SE & SW Area Plans, other upcoming plans

- Consider opportunities for more intense future residential land uses, including this new category
- "Escalator" consideration no longer utilized in areas of city with a plan adopted under this framework

# 4. In 2028 Comp Plan Interim Update, review other LMR Areas citywide for applicability of new MR-1

 After interim update, "escalator" provision fully phased out

#### **Proposed Residential Future Land Use Chart**

Residential Building Form	Low Residential (LR)	Low-Medium Residential (LMR)	Medium Residential 1 (MR1)	Medium Residential 2 (MR2)	High Residential (HR)
Single-Family Detached Building					
Civic/Institutional Building					
Two-Family, Two-Unit					
Two-Family – Twin					
Three-Unit Building					
Single-Family Attached					
Small Multi-Family Building	*				
Large Multi-Family Building		**			
Courtyard Multi-Family Building		**			
Podium Building					
Number of Stories	1-2'	1-3	2-4	2-5	4-12~
General Density Range (DU/acre)	≤15	7-30	20-70	20-90	70+

<sup>\*</sup> Appropriate 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.

Note: Addition of Podium Building form in High Residential corrects an error in published Comprehensive Plan. This building type was recommended in the adopted plan; however, the published chart erroneously left this building form blank. This is being updated currently.

<sup>\*\*</sup> 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. Does not apply to the Southeast and Southwest Area Plans.

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

Dormers or partial third floors are permitted.

## **Employment and General Commercial - GFLU**

### Based on internal & PC Feedback, proposing:

- Increase mapping of mixed-use future land uses for areas formerly mapped as General Commercial and/or Employment, where appropriate.
- Separate from Area Plan preparation, strengthen tools for implementing plan recommendations through zoning text amendment and/or proactive rezoning to remove residential uses from certain existing/new commercial and employment zoning districts.

### Timeline

#### Phase One Phase Three **Phase Four** Phase Zero Phase Two Data Gathering and Review **Issues and Opportunities** Develop **Draft Plan Review** Adoption and Recommendations **Implementation** Plan authorization by • Open house and public Outreach to businesses Public feedback on Draft Plan Plan review and adoption by **Common Council** Art workshop • Small group meetings City Boards, Commissions, meetings (in-person and and Committees Pop-up outreach (Parks Alive, • Public meetings (in-person (Neighborhood Associations, virtual) resource fairs, etc.) Community survey and virtual) other community • Implementation of Plan • Small group meetings • Focus group meetings • Focus group meetings recommendations organizations) • Pop-up outreach (resource (Neighborhood Associations, Pop-up outreach (Parks Alive, • Check-in with adjacent events at library, etc.) resource fairs, etc.) municipalities and school fairs, events at library, etc.) • Check-in with City Boards, Online interactive Check-in with City Boards, districts commenting map Commissions, and Commissions, and Pop-up outreach (resource Background data gathering Committees Committees fairs, events at library, • Regular email notifications • Check-in with adjacent community dinners etc.) and website updates (applies municipalities and school to all phases) districts JUNE - NOV JUN - OCT **NOV - MAY** DEC - MAR **APR** 2024 2025 2026

# **Upcoming Draft Plan Meetings**

#### **Southeast Area Plan**

- Oct. 21 @ 6pm In Person Olbrich Botanical Gardens
- Oct. 21 @ 12p Virtual
- Nov. 4 @ 6p Virtual

More Info on Southeast Meetings

#### **Southwest Area Plan**

- Oct. 23 @ 6pm In Person Chavez Elementary School
- Oct. 29 @ 6p Virtual
- Oct. 30 @ 12p Virtual

More Info on Southwest Meetings

#### Phase Three **Phase Four** Phase Two Develop **Draft Plan Review** Adoption and Recommendations **Implementation** • Public feedback on Draft Plan Outreach to businesses Plan review and adoption by Small group meetings City Boards, Commissions, Art workshop (Neighborhood Associations, and Committees • Public meetings (in-person other community and virtual) • Implementation of Plan • Focus group meetings organizations) recommendations Pop-up outreach (Parks Alive, • Check-in with adjacent resource fairs, etc.) municipalities and school Check-in with City Boards, districts Commissions, and Pop-up outreach (resource Committees fairs, events at library, community dinners etc.) JUNE - NOV DEC - MAR

2025

**APR** 

2026