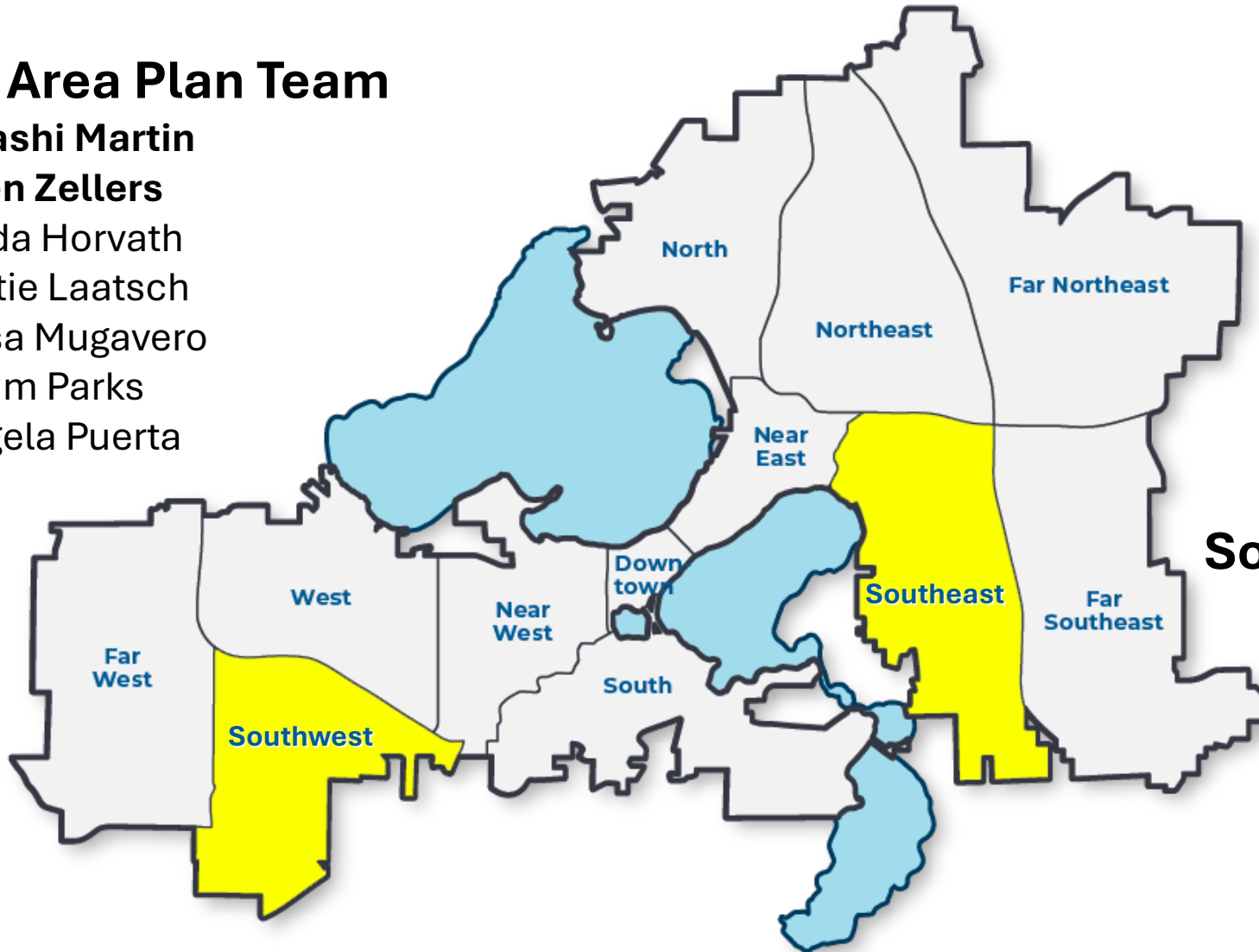


Southwest and Southeast Area Plans



Southwest Area Plan Team

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Southeast Area Plan Team

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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

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.

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	1-3	2-4	2-5	4-12~
General Density Range (DU/acre)	≤15	7-30	20-70	20-90	70+

* 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.

** 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.

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

¹ Dormers or partial third floors are permitted.

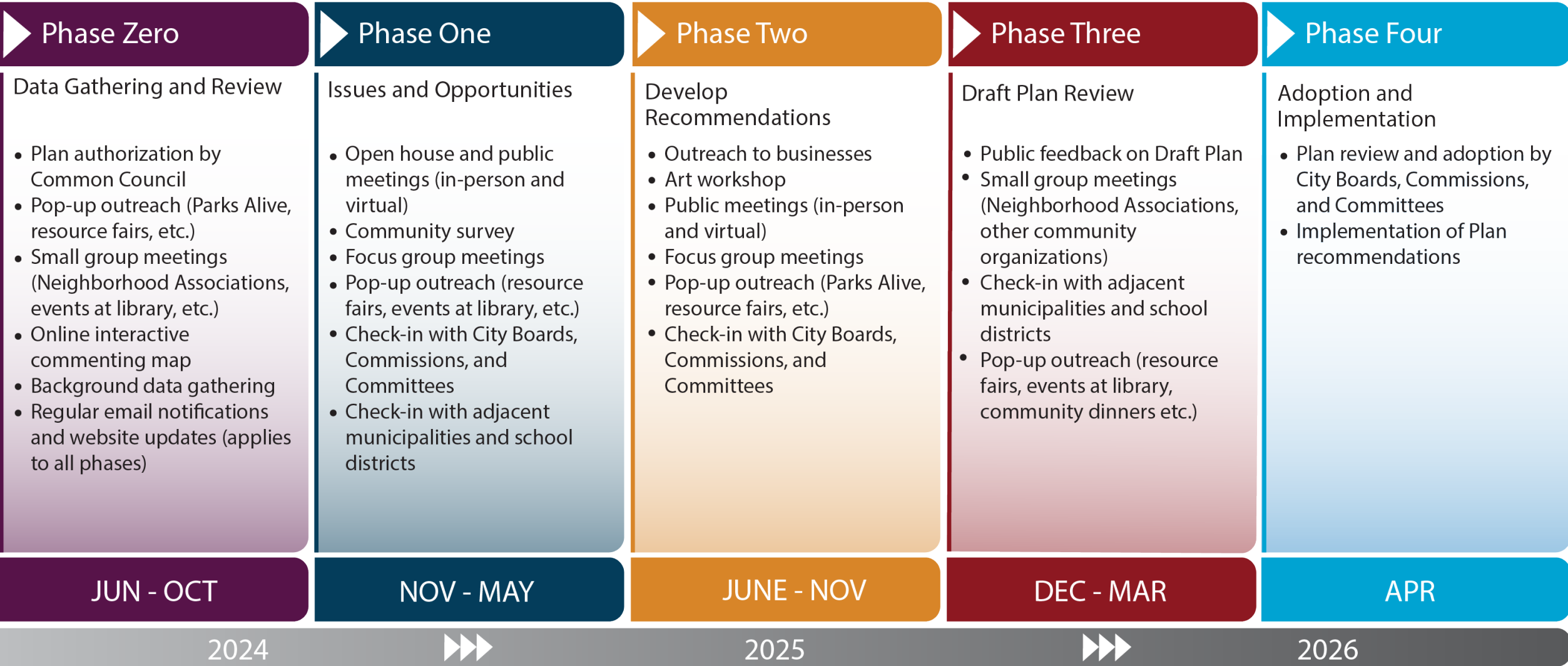
Note: Addition of Podium Building form in High Residential corrects an error in published Comprehensive Plan. This building type was recommended in the adopted plan; however, the published chart erroneously left this building form blank. This is being updated currently.

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



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](#)

