

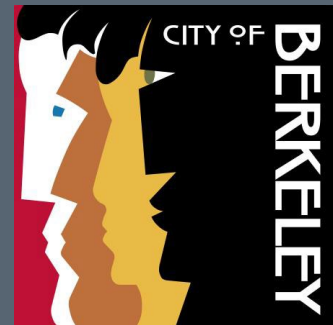


Zoning Text and Map Revisions

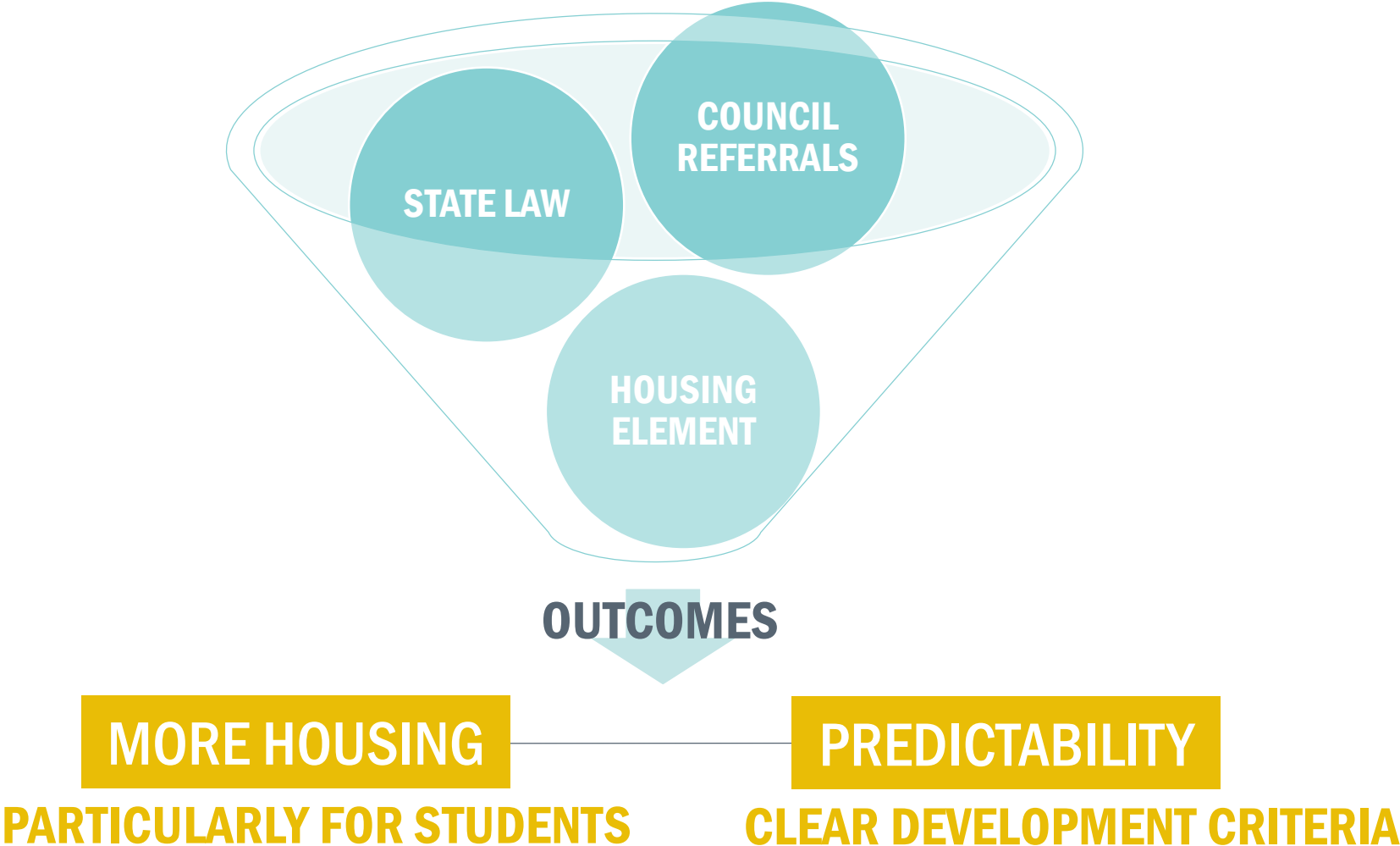
SOUTHSIDE AREA

April 19, 2023

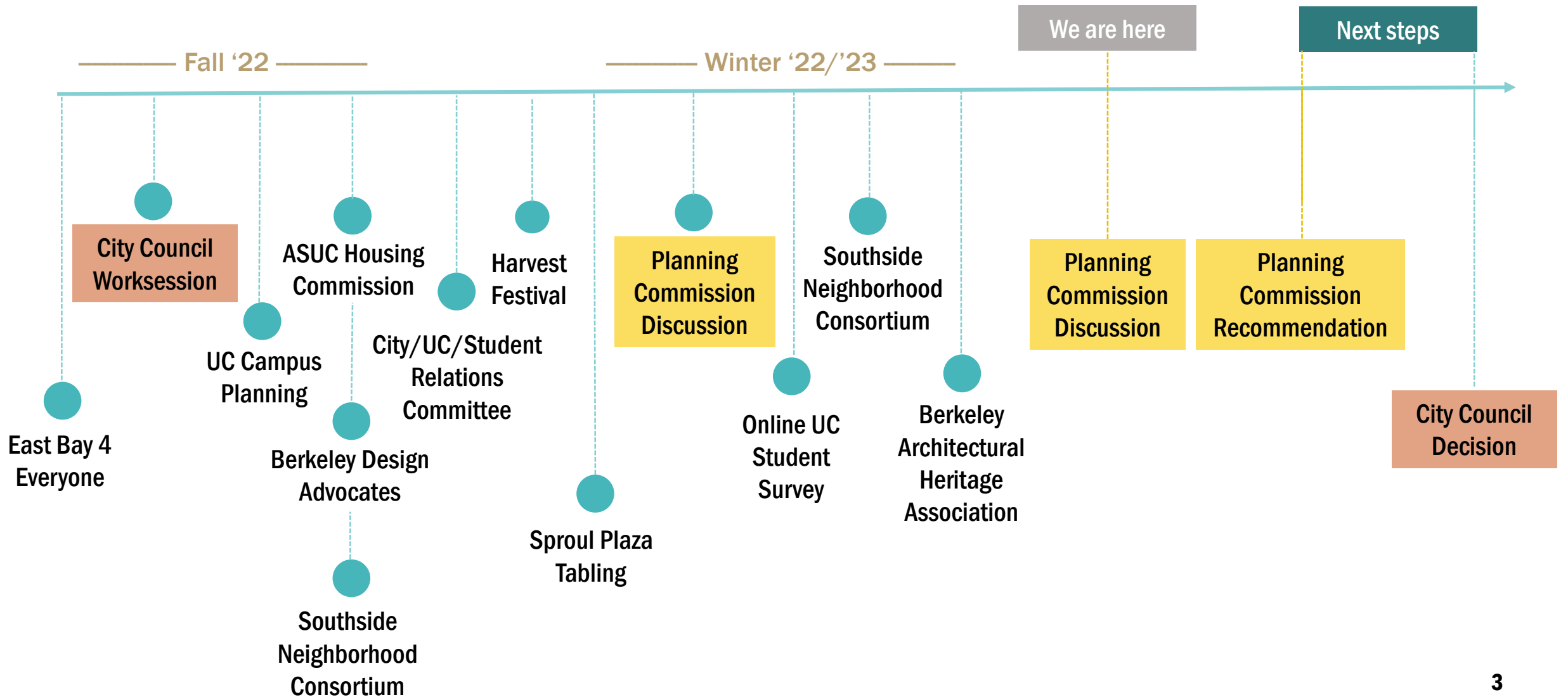
Planning Commission



What is the goal of the project?



Outreach & Engagement



Purpose of Tonight's Meeting

Review proposed changes to:

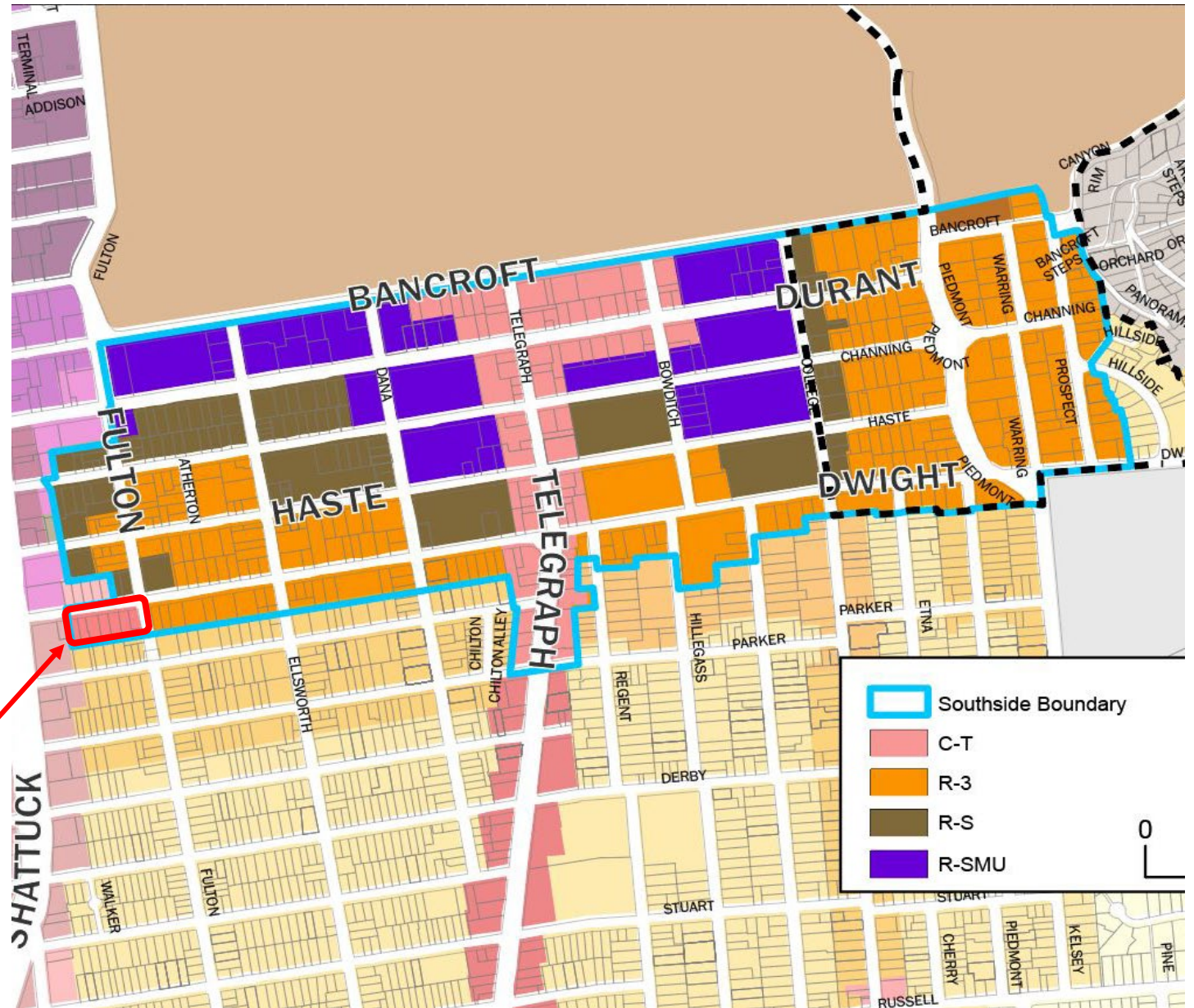
- Zoning district boundaries
- Development standards
- Allowed ground floor uses in the C-T district

Get feedback from the Commission and public – especially *density* and *open space* standards

SOUTHSIDE PLAN AREA

R-3, R-3H, R-S, R-SH,
R-SMU, and C-T
Zoning Districts

No changes to C-SA

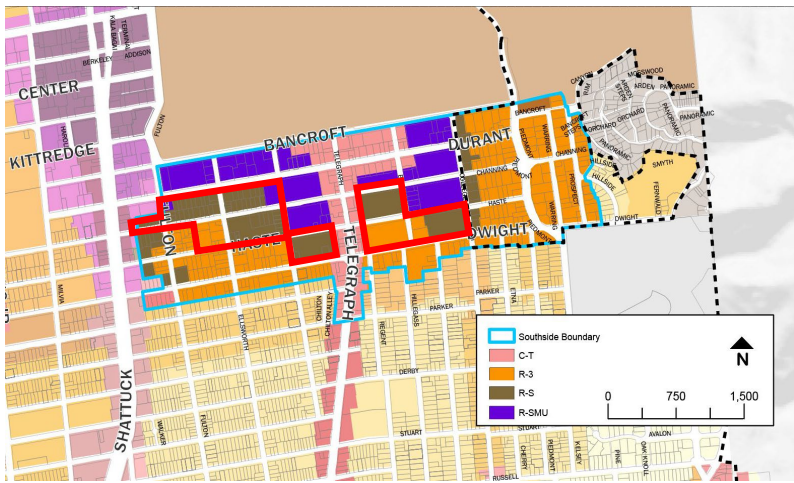


SOUTHSIDE DEVELOPMENT STANDARDS

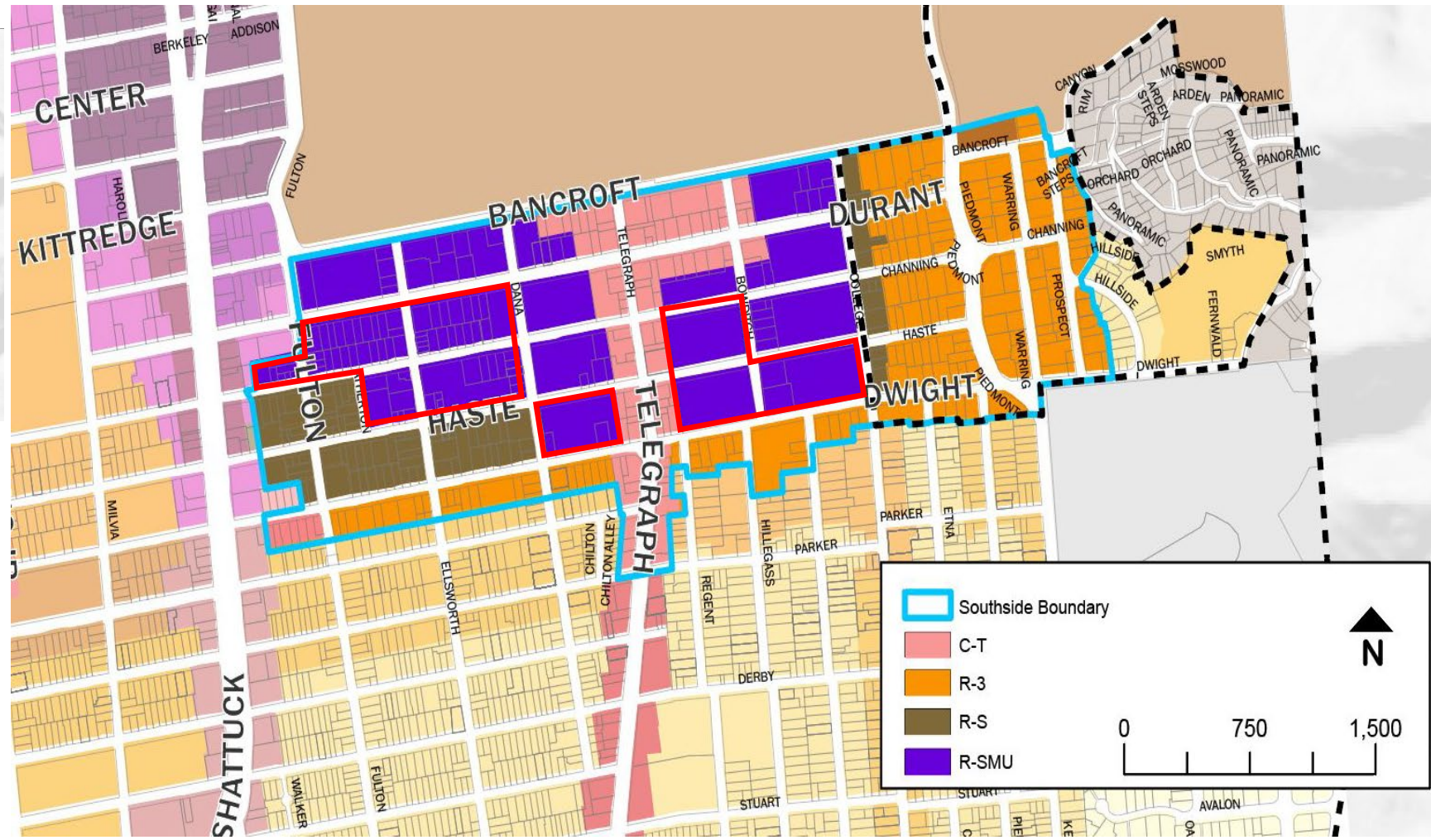
1. Zoning District Boundary Adjustments
2. Allowed Uses & Permits Required
3. Min Lot Coverage
4. Min Separation
5. Min Setbacks
6. Max Height
7. Max FAR
8. Min Open Space and/or Amenity
9. Min Density



Southside Map Amendments – Expand R-SMU



Current



Proposed

Southside Map Amendments – Expand R-SMU

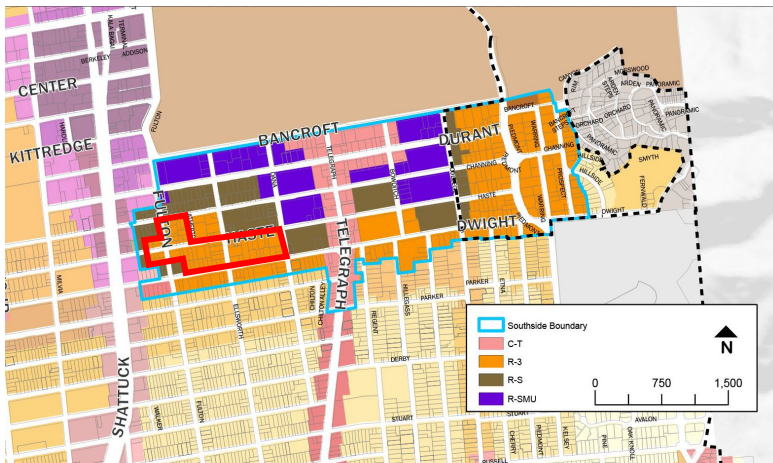


Channing-Ellsworth:
Redevelopment,
2,900 additional beds

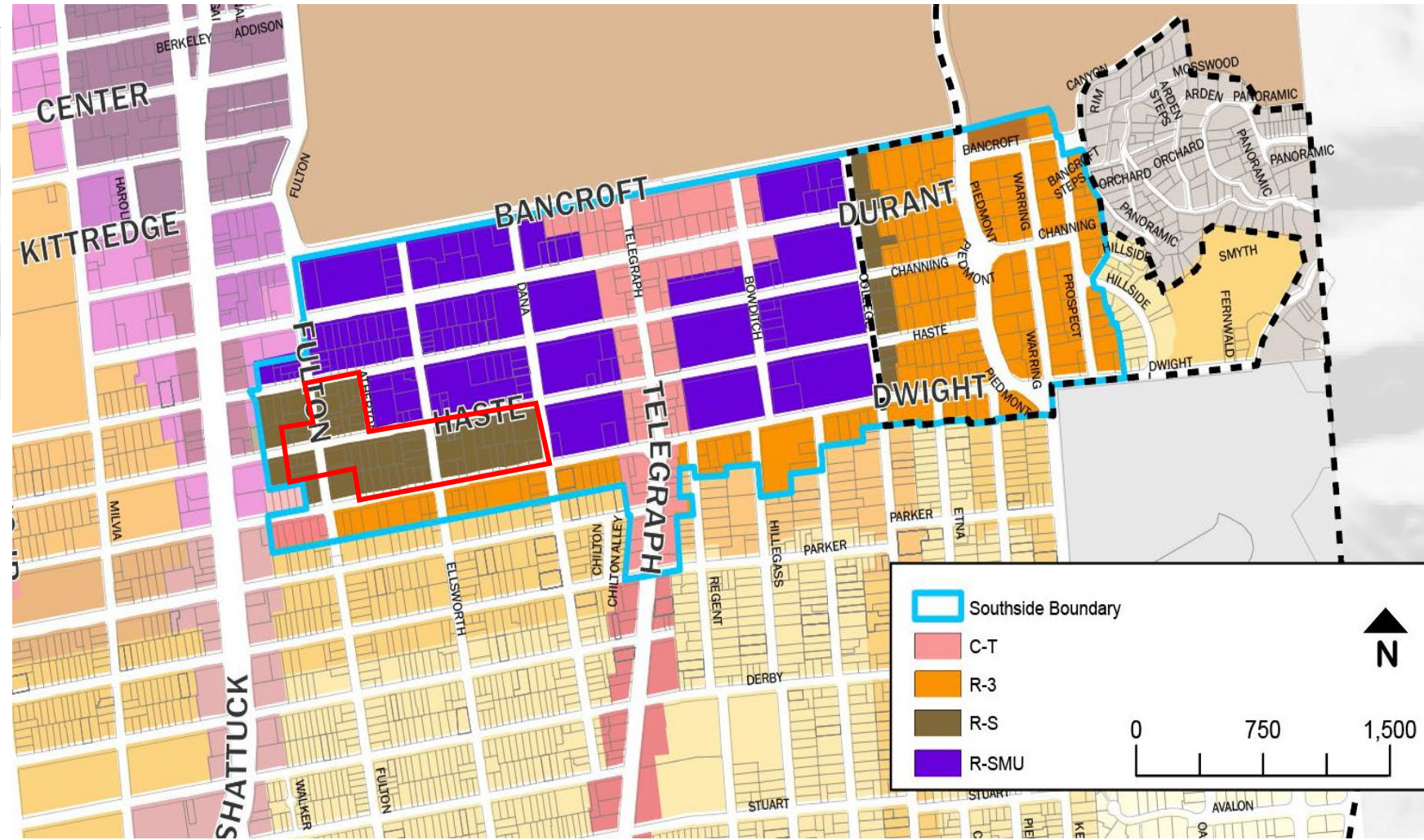
Anna Head:
Redevelopment,
non-residential

People's Park:
New Construction,
1,187 beds & 125 residents
in supportive housing

Southside Map Amendments – R-3 to R-S

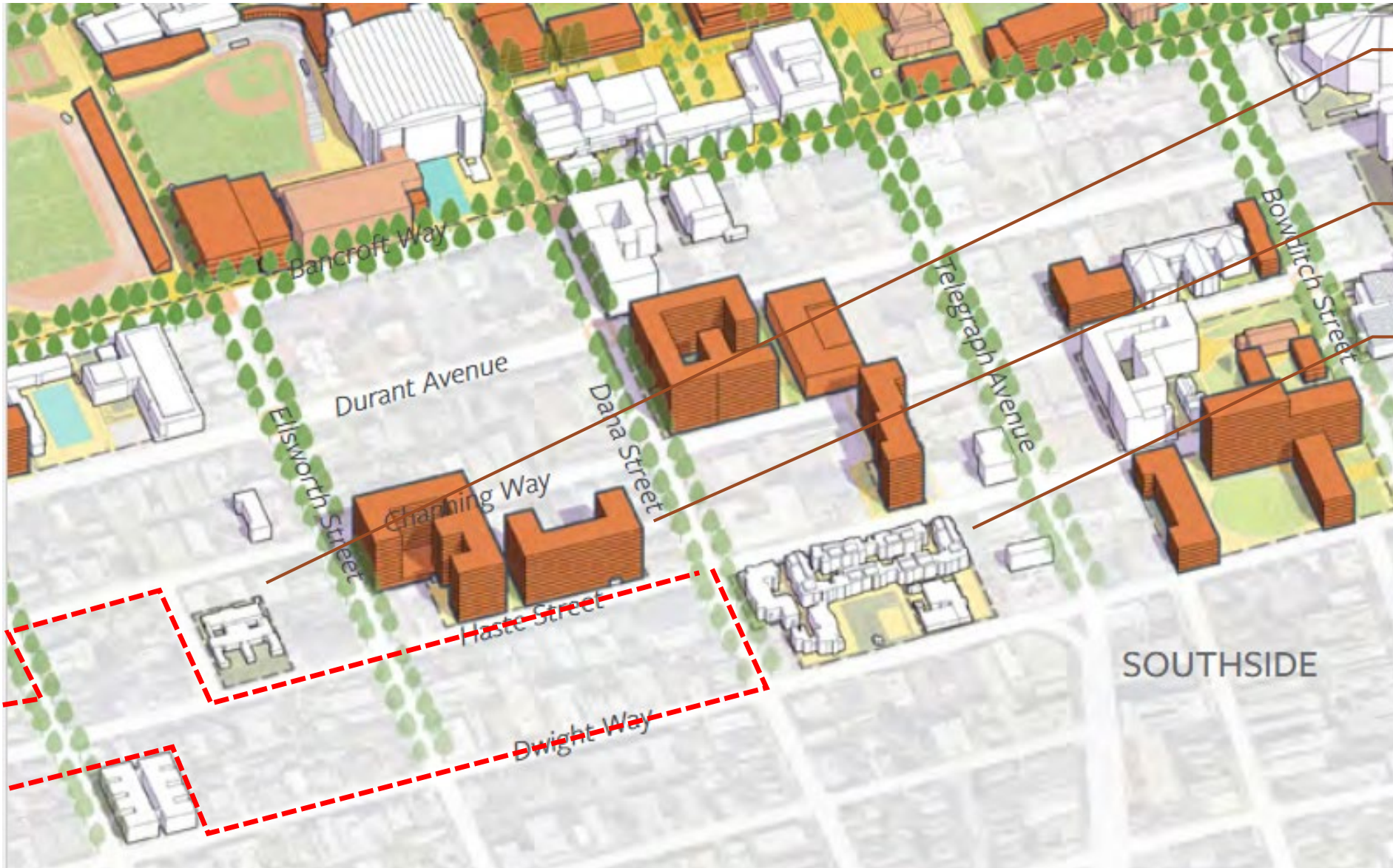


Current



Proposed

Southside Map Amendments – R-3 to R-S



Harold E. Jones Child Study Center:
Preschool and research facility

Channing-Ellsworth:
Redevelopment,
2,900 additional beds

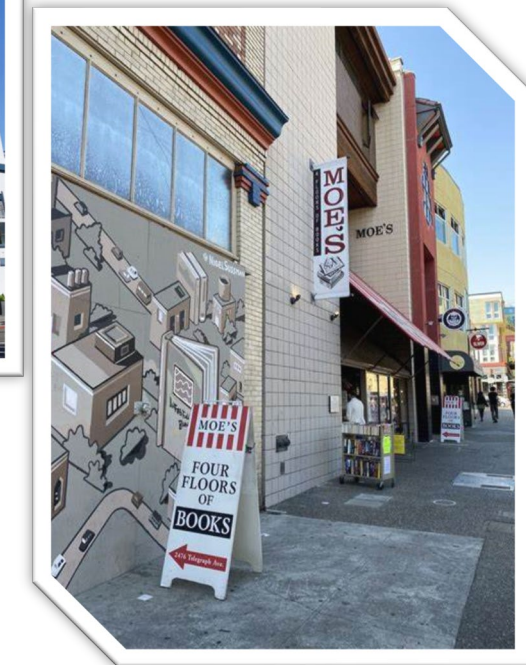
Student Cooperatives:
Fenwick Weaver's Village,
Rochdale Village Apartments

Commercial Land Uses Allowed in R-S and R-SMU

<i>Use</i>	<i>R-3</i>	<i>R-S</i>	<i>R-SMU</i>
Alcoholic Beverage Service	NP	NP	UP(PH)
Food Products Store	NP	NP	UP(PH)
Food Service Establishment	NP	NP	UP(PH)
Hotel	NP	UP(PH)	UP(PH)
Laundromat/Cleaner	NP	NP	UP(PH)
Office	NP	NP	UP(PH)
Personal & Household Services	NP	NP	UP(PH)
Retail, General	NP	UP(PH)	UP(PH)



The Graduate Hotel
2601 Durant (C-T)

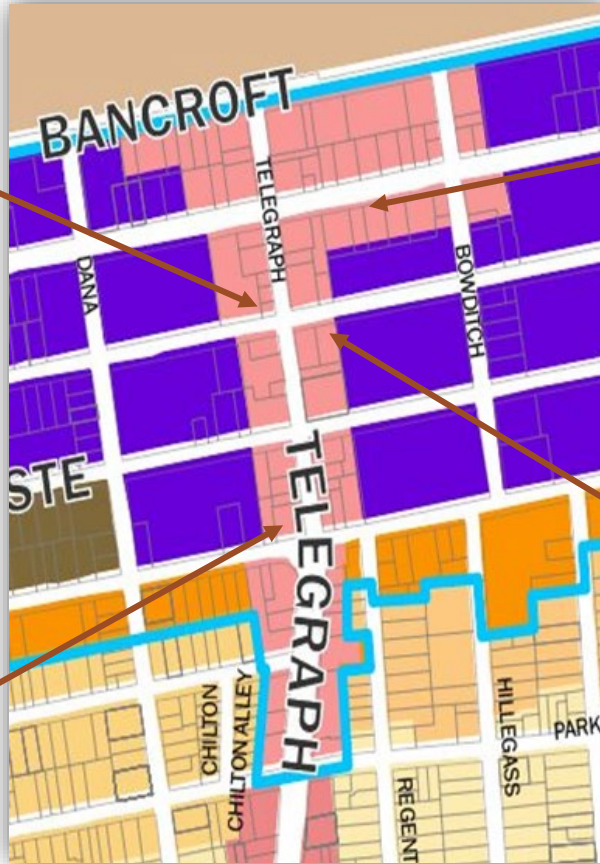


Moe's Books
2476 Telegraph (C-T)

Allowed Land Uses– Ground Floor Residential in C-T



2398 Telegraph



2526 Durant



2468 Telegraph



2510 Channing

Maximum Lot Coverage

Zoning District	Current	Proposed
R-3 <i>(Southside only)</i>	30-50%*	70%
R-S	55-70%*	75%
R-SMU	40-60%*; 100% with AUP	85%
C-T <i>(south of Dwight)</i>	100%	No Change
C-T <i>(north of Dwight)</i>		

**Varies by # of stories, interior vs. corner lot*



Dwight Way, Haste Street, Piedmont Ave, College Ave
(R-3H)

Minimum Building Separation

<i>Current Requirements</i>						
<i>Zoning District</i>	<i>1st Story</i>	<i>2nd Story</i>	<i>3rd Story</i>	<i>4th Story</i>	<i>5th Story</i>	<i>6th Story</i>
R-3 <i>(Southside only)</i>						
R-S	8'¹	12'¹	16'¹	20'¹		
R-SMU					24'¹	
C-T <i>(south of Dwight)</i>	No minimum					
C-T <i>(north of Dwight)</i>						

1 Reduce with AUP



2307 Channing

Proposed

No minimum

(Building & Fire Code continue to apply)

Minimum Setbacks

Zoning District	Current	Proposed
R-3 <i>(Southside only)</i>	Front and Rear: 15 ft Interior Side: 4 ft to 6 ft* Street Side: 6 ft to 10 ft*	Front : No change Rear: 4 ft. Interior Side: 4 ft Street Side: 4 ft.
R-S	Front : 10 ft Rear: 10 ft to 17 ft* Interior Side: 4 ft to 8 ft* Street Side: 6 ft to 10 ft*	Front : None Rear: 4 ft Interior Side: 4 ft Street Side: None
R-SMU	Front : 10 ft** Rear: 10 ft to 19 ft* Interior Side: 4 ft to 10 ft* Street Side: 6 ft to 10 ft*	Front : None Rear: 4 ft Interior Side: None Street Side: None
C-T	None	No Change

*Varies by # of stories, interior vs. corner lot
Can be modified with an AUP or UP



0 ft front
 2301 Durant (R-SMU)



4 ft side
 2418 Atherton (R-3)



15 ft front
 2400 Dana (R-S)

Maximum Height

Zoning District	Current		Proposed
R-3 <i>(Southside only)</i>	35'	3 stories	45 feet
R-S	35' (45' with UP)	3 stories (4 with UP)	55 feet
R-SMU	60', (65-75' with UP)	4 stories (5 with UP)	85 feet
C-T <i>(south of Dwight)</i>	50' (65' with UP)	5 stories	85 feet
C-T <i>(north of Dwight)</i>	65', (75' with UP)	6 stories	



45'
2724 Channing
(R-3H)



55'
2301 Durant
(R-SMU)



85'
2580 Bancroft (C-T)

Floor Area Ratio Standard

Zoning District	Current	Proposed
R-3 <i>(Southside only)</i>	None	3.0
R-S		4.0
R-SMU		7.0
C-T <i>(south of Dwight)</i>	4.0	8.0
C-T <i>(north of Dwight)</i>	5.0	



Southgate Apartments
2526 Durant
(C-T)



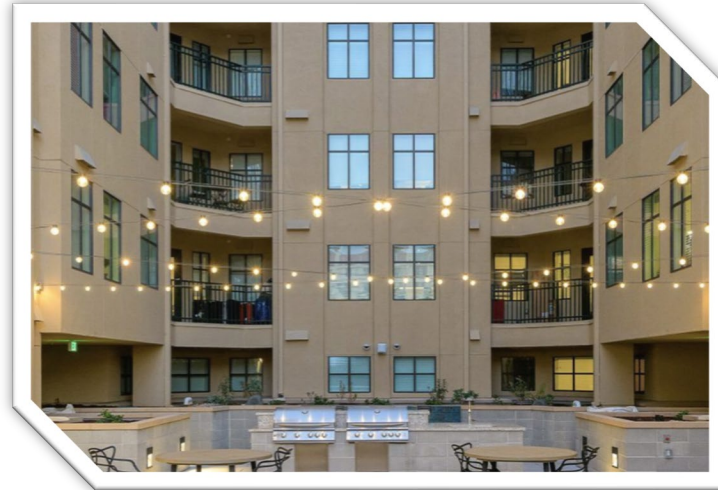
**UC
Residence
Halls - Unit 2**

Proposed

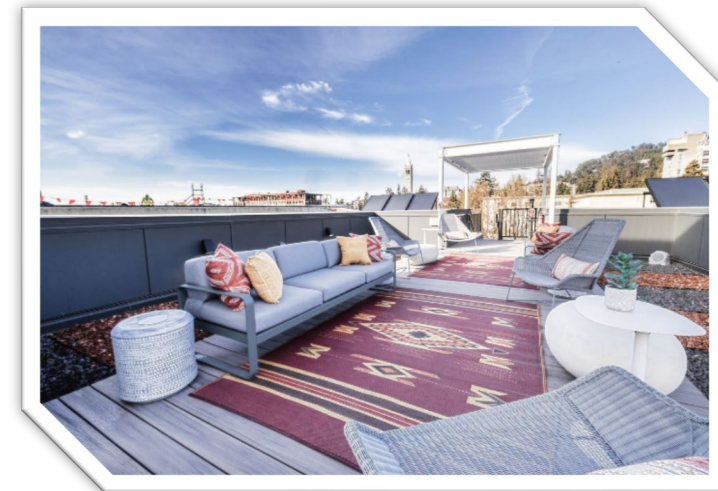
Based roughly on 95% of zoning envelope (height) x (lot coverage)

Minimum Open Space

Zoning District	Current		Proposed
	Dwelling unit	GLA Resident	Per 1,000 sf gross floor area
R-3 <i>(Southside only)</i>	200 sf	90 sf	150 sf min
R-S	50 sf	20 sf	50 sf min
R-SMU	40 sf	20 sf	40 sf min
C-T <i>(south of Dwight)</i>	40 sf	No min.	
C-T <i>(north of Dwight)</i>	40 sf	No min.	



Courtyard - 2580 Bancroft



Roof deck - 2631 Durant



Balconies - 2640 Dwight

Residential Amenities



Fitness Center



Outdoor Active Recreation Facility



Study Room/Library

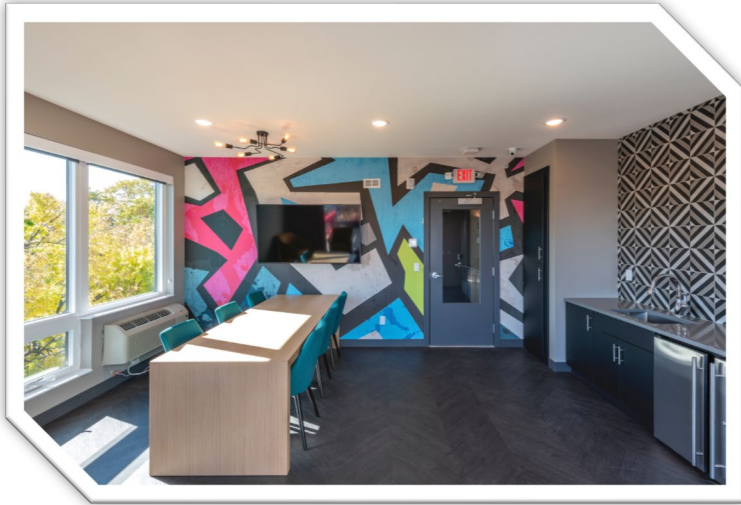


Tenant Activity Area



Shared Laundry

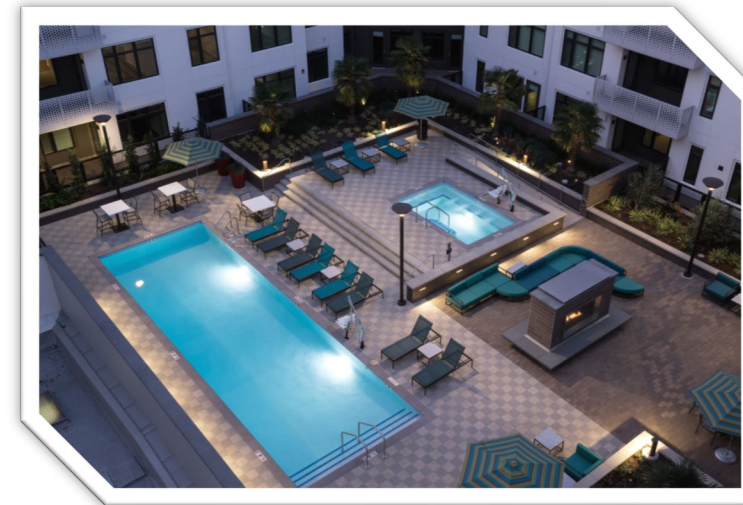
Residential Amenities



Conference Room



Childcare Center



Swimming Pool



Pet Washing Facility



Storage Room

Minimum/Maximum Density

Zoning District	Min. or Max. Units per Acre	Max. SF Per GLA Resident	Proposed Minimum Units per Acre	Proposed Maximum Units per Acre
R-3 <i>(Southside only)</i>	None	350	60	None
R-S			100	
R-SMU		175		
C-T <i>(south of Dwight)</i>		350	200	
C-T <i>(north of Dwight)</i>				



400 sq.ft. studio



800 sq.ft. two-bed



1,385 sq.ft. four-bed



1,885 sq.ft. five-bed

Minimum/Maximum Density



Proposed R-3:

60 du/ac

Example:

6 units

2708-10 Haste

(R-3H)



Proposed R-S:

100 du/ac

Example:

26 units

2715 Dwight

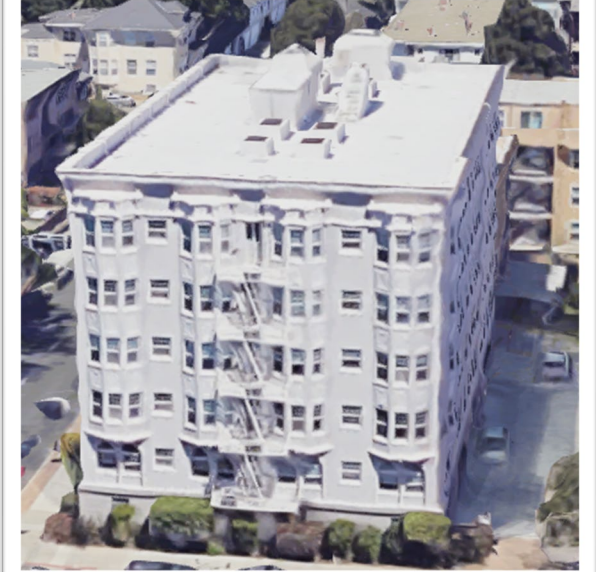
(R-3H)



Minimum/Maximum Density



Proposed R-SMU:
150 du/ac
31 units
2322 Haste (R-3)



Proposed C-T:
200 du/ac
49 units
2491 Ellsworth (R-3)



Discussion and Next Steps

Discussion

- **Provide feedback and direction to staff on proposed zoning amendments in the Southside Plan Area**
- **Staff are particularly interested in:**
 - **Open Space**
 - **Residential Amenities**
 - **Density**

Next Steps

- **Planning Commission public hearing/recommendation**
- **City Council decision**

