



Courtesy Review – Spectrum Sketch Plan Amendment

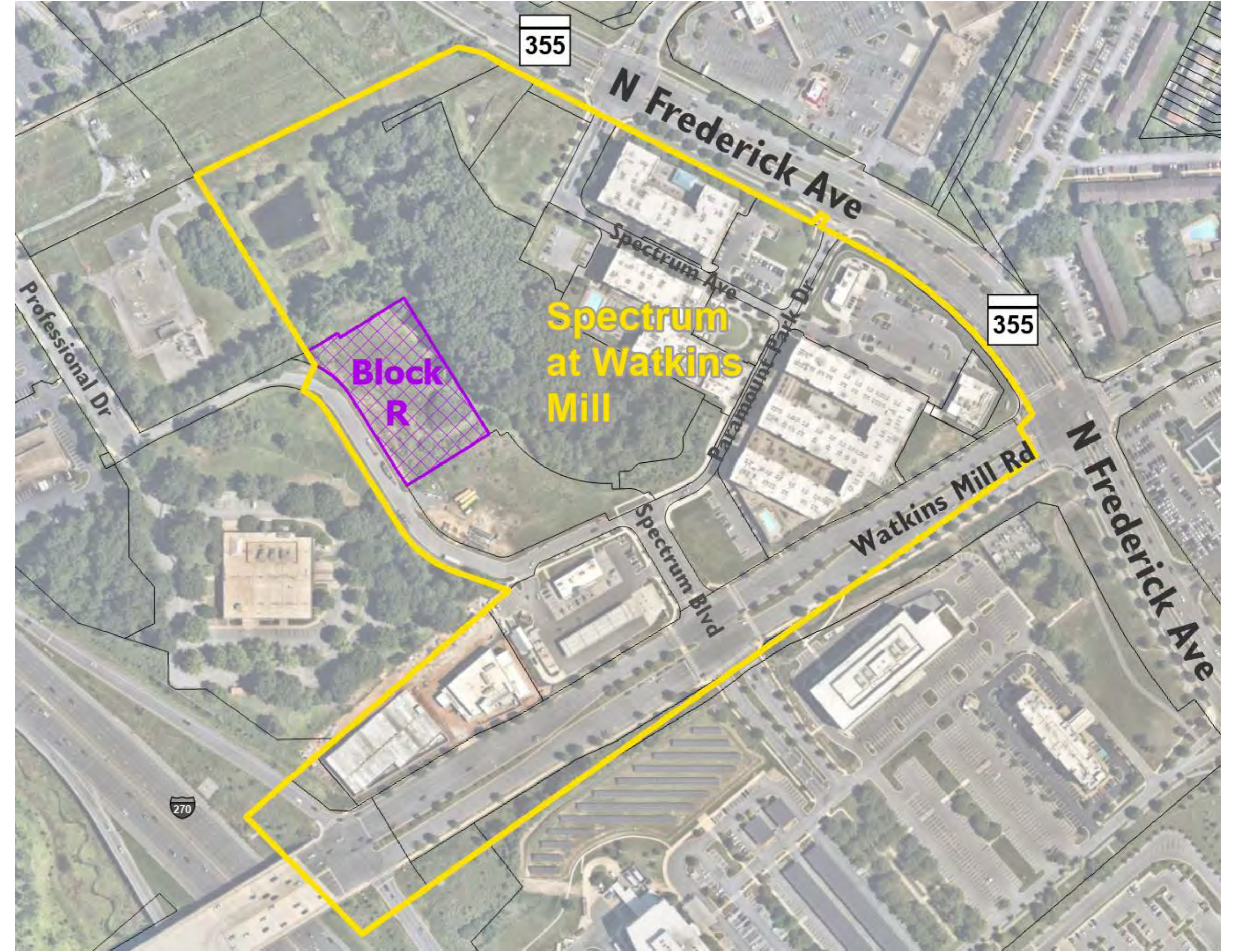
Mayor and City Council
Monday, September 16, 2024

Sketch Plan Amendment Process

NOTE: This application was submitted under the old zoning ordinance

- The Sketch Plan Amendment process:
 - Begins with this courtesy review by the Mayor and City Council
 - The Council shall then either
 - Find that the application has a minor effect, and direct the Planning Commission to hold a public hearing and make the final decision;
- OR
- Direct that the amendment be referred to the Planning Commission for further evaluation, public hearing, and recommendation. The council then approves or disapproves the Commission's recommendation.

Map of Sketch Plan Area



Prior Sketch Plan Approvals

Original Sketch Plan Z-301, approved July 10, 2006, allowed:

- Zoning change from I-3 (Light Industrial) to MXD (Mixed-Use Development)
- 242 market-rate multifamily condo dwelling units in 2 buildings
- 140 age-restricted multifamily condo dwelling units in 1 building
- 191,300 sq. ft. mixed use commercial
- 39,200 sq. ft. public uses

Amendment Z-301(A), approved April 9, 2012, allowed:

- 511 market-rate multifamily dwelling units in 3 buildings
- 158 age-restricted multifamily dwelling units in 1 building
- 155,610 sq. ft. mixed use commercial
- 59,200 sq. ft. public uses

Prior Sketch Plan Approvals (continued)

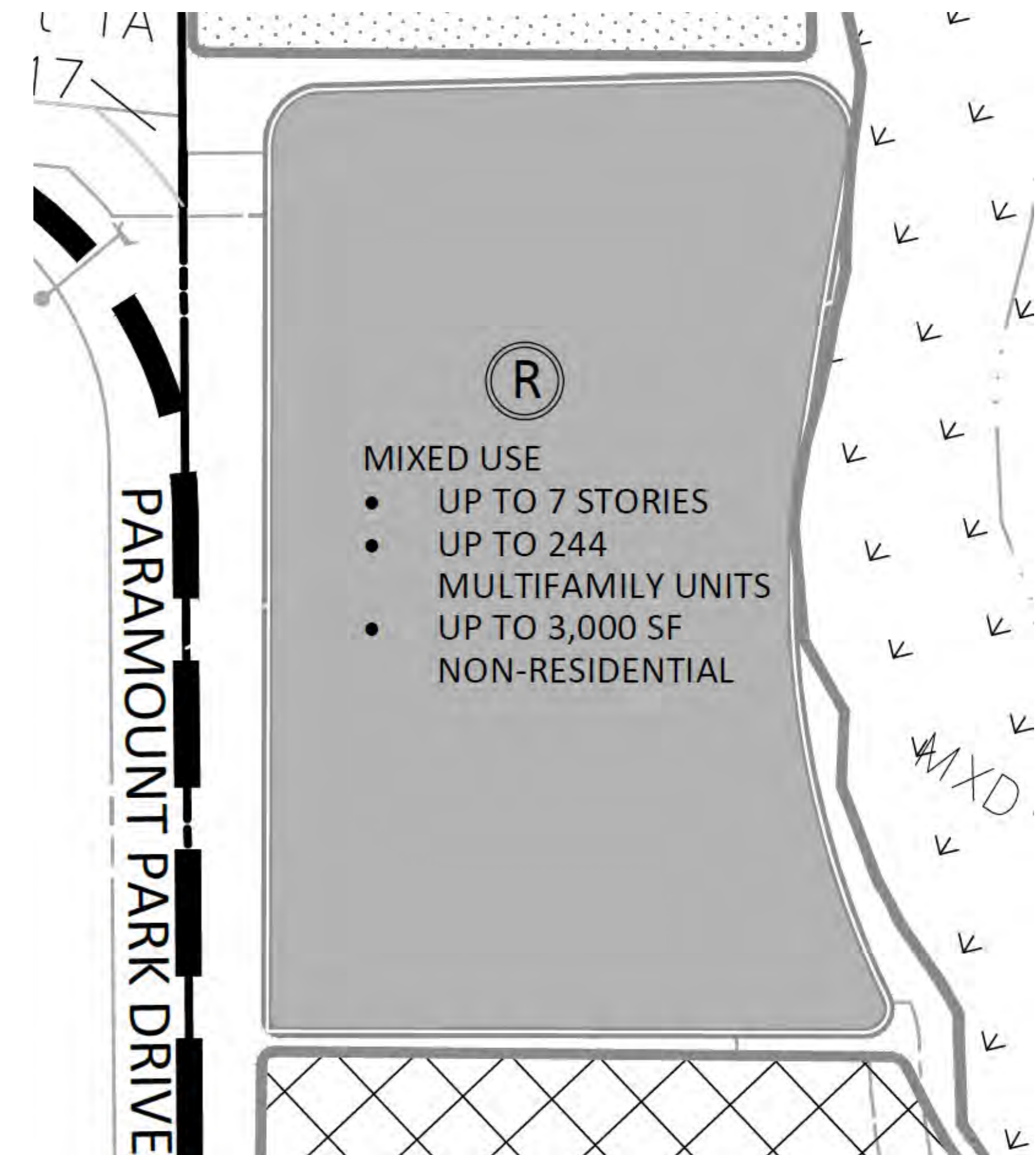
Amendment ASK-8940-2021, approved November 3, 2021, allowed:

- Entire Spectrum development:
 - 692 market-rate multifamily dwelling units in 4 buildings
 - 158 age-restricted multifamily dwelling units in 1 building
 - 152,900 sq. ft. nonresidential uses
 - 59,200 sq. ft. public uses
- Block R (one building):
 - 158 age-restricted multifamily dwelling units
 - 3,000 sq. ft. nonresidential uses
 - Surface parking and an integrated parking garage

Proposed Sketch Plan Amendment

This amendment is limited to changes in Block R:

- Removes the age restriction for the multifamily dwelling units
- Increases the maximum building height from 6 stories to 7 stories
- Increases the maximum number of dwelling units from 158 to 244
- No changes to the amount and type of nonresidential use allowed



Staff Recommendation

- Staff is of the opinion that the removal of the age restriction is not a minor change to the sketch plan, but instead is a City policy question that should be decided by the Mayor and City Council.
- Staff recommends that the Mayor and City Council refer the plan to the Planning Commission for the public hearing, followed by the Council conducting policy discussion and final action.
- Staff has tentatively scheduled the public hearing with the Planning Commission for their October 16, 2024 meeting.
- Staff recommends that the Mayor and City Council hold their record open until November 15, 2024, with anticipated policy discussion by the Council during their December 2, 2024 meeting.