



MONROE PLANNING COMMISSION
Agenda Item Cover Sheet

TITLE:	Zoning Code - Amendments
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DATE:		CONTACT:	PRESENTER:	ITEM:
09/26/16		David Osaki	Dave Osaki	Old Business

Discussion: 01/11/16; 01/25/2016, 02/22/2016, 03/28.2016, 4/11/2016, 4/25/2016, 05/09/2016, 05/23/2016, 06/13/2016; 07/11/2016, 07/25/2016, 08/22/2016, 09/12/2016, 09/26/2016

Public Hearing: None

Attachments: 1. MMC Chapter 18.12 Downtown Commercial Zone w/ amendments/notes

DESCRIPTION/BACKGROUND

At its September 12, 2016 meeting, the Planning Commission continued its discussion of the code amendments to MMC Chapter 18.12. Downtown Commercial Zone. The most recent draft of the amendments are contained in Attachment 1.

At its September 12, 2016 meeting certain questions were asked. These included information about densities at the Housing Hope’s Woods Creek and Sky Family Village developments at 316 and 320 S. Fremont Street.

Additionally, a question was asked about requirements for elevators.

Information about the Housing Hope development on Fremont Street and the International Building Code (IBC) requirements for elevators is provided below. The Housing Hope developments on Fremont Street are two developments on separate, yet contiguous, parcels. They were developed at different times – one with six units and the other with eight units.

However, for the purposes of this analysis the density was calculated as though both parcels were a single development. The result is 14 units on 1.26 acres, or 11.1 dwelling units per acre.

The Building Division has prepared a response to the question of when are elevators required in a building. The response is below.

Finally, the September 12, 2016 Planning Commission staff report included information about the Housing Hope Family Village project on West Main Street and its density. That information is repeated below.

When are Elevators Required in a Building?

The International Building Code has the following provision for when elevators are required and states,

2015 IBC

“1009.2.1 – Elevators Required. “In buildings where a required *accessible* floor is four or more stories above or below level of *exit discharge*, not less than one required accessible means of egress shall be an elevator complying with section 1009.4.”

Generally this means, in multi-storied structures, the “*primary use*” is located on another level other than the main story/level. Also understand that access may be provided in other alternatives such as platform lifts or LULA’s (limited use limited access) lifts.

Monroe Family Village (316 and 320 East Fremont Street)

- Zoning: Downtown Commercial - Borlin Park Neighborhood
- Acres: 1.26 (two contiguous parcels)
- Number of Units: 14 units
(One parcel has eight units; the other parcel has 6 units)
- Density: 14 dwelling units/1.26 acres = 11.1 units per acre

Monroe Family Village (17428 West Main Street)

- Zoning: Mixed Use Commercial (MUC)
- Acres: 2.36
- Number of Units: 47
- Density: 47 Dwelling Units /2.36 acres = 19.9 units per acre
- Required Parking: 61 spaces
- Parking Provided: 61 spaces (19 compact)
- Maximum Building Height Allowed: 35 feet
- Height of buildings: Ranges from approximately 26’6” to half feet to 32’10”
(building height measured to the midpoint of the sloped roof)
- 9000+ feet of on-site recreation space provided.

RECOMMENDED ACTION

Discussion.