



MONROE PLANNING COMMISSION
Agenda Item Cover Sheet

TITLE:	Zoning Code - Amendments
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DATE:	CONTACT:	PRESENTER:	ITEM:
10/24/16	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, 10/24/2016

Public Hearing: None

Attachments: 1. MMC Chapter 18.12 Downtown Commercial Zone amendments

DESCRIPTION/BACKGROUND

At its September 26, 2016 meeting, the Planning Commission continued its discussion of the code amendments to MMC Chapter 18.12. Downtown Commercial Zone. The meeting’s discussion focused on density and height requirements for the Downtown Residential and Borlin Park (East Downtown) neighborhoods.

Presently, the maximum residential density in the Borlin Park (East Downtown) neighborhood is 20 units/acre, and in the Downtown Residential neighborhood the maximum residential density is 11 units/acre. The City’s 20-year growth projection is that the population in the City limits will increase by about 4,500 people. Increasing density downtown is part of that strategy.

At the September 26, 2016 meeting, the Commission direction was to increasing density within the Borlin Park (East Downtown) neighborhood marginally (by 2-4 units per acre) as long as the buildings are required to use upper story setbacks.

In the Downtown Residential neighborhood the Commission considered leaving the maximum allowable density “as-is” for now at 11 dwelling units per acre as well as an alternative of increasing the density up to 16 units per acre. The Planning Commission

opted to leave the density at 11 dwelling unit per acre. The rationale for leaving the Downtown Residential Neighborhood density as-is for now was to incentivize other areas in the Downtown to develop first.

The attached downtown code amendments (***Attachment 1***) incorporate language reflecting the increase in density in the Borlin Park (East Downtown) Neighborhood. In general, the current proposed amendment provides for the following:

- Base Density - 20 units per acre
- Four story buildings w/ fourth story stepped back at least 10 feet - 22 units per acre.
- Five story building w/ fourth and five stories stepped back at least 10 feet - 24 dwelling units per acre

Under the current code, additional height over 35 feet is allowed up to 55 feet, provided the building is mixed use. This mixed use requirement is not proposed for change.

RECOMMENDED ACTION

Discussion.
