

## CA Zone Density Options

### Background:

The City adopted and extended a moratorium on new residential development in the Commercial Arterial (CA) zone. As part of the Comprehensive Plan update process, the City reviewed CA zoned properties and rezoned a number of them, however, the concerns about high density development were not resolved. The chief concern has been that there is not adequate infrastructure in place or planned to accommodate high density residential development in areas outside the City Center and Sunset areas. Another concern has been the quality of design of the high density mixed use structures. Staff is beginning a work program to resolve the issues and enable the City to repeal the moratorium.

- The CA zone allows 60 dwelling units per acre if the structure is mixed use.

### Proposed Options:

- **Option 1: Make no changes** - In conjunction with the Comprehensive Plan update, the Code was amended to not allow new residential development in two Community Planning areas: Valley and Benson. Under this option, the majority of the CA zone in the City would be available for high density (60 du/acre) development, but no new high density multi-family development would occur in the CA zones in Benson or the Valley. There may still be concern about high density along the NE 4<sup>th</sup> corridor, the eastern portion of the NE Sunset Blvd. corridor, and the northern portion of Kennydale east of the exit 7 interchange.
- **Option 2: Scale density to arterial street classification** - Given the concern about adequate infrastructure, this option links transportation improvements and density. The higher class arterials, with typically at least 4 lanes of roadway, would be allowed to the existing maximum density of 60 dwelling units per acre. Scaling the density down as the arterial class descends would be as follows:
  - Principal Arterials = 60 du/acre
  - Minor Arterials = 40 du/acre or 30 du/acre
  - Collector Streets = 20 du/acre or 15 du/acre
- **Option 3: Set density by Community Planning Area** - This option furthers the policy implemented with the moratorium that density in the CA zone can vary by Community Planning Area. The moratorium allowed new residential development in the CA zone to continue in the City Center Community Planning Area. An exception was made for the area because it has either existing planned infrastructure that adequately addresses high densities and because of its function as the City's center. With this option, as areas develop community plans, appropriate densities in the CA zone could be further evaluated. This option would scale development by Community Planning Areas as follows:
  - City Center = 60 du/acre
  - Highlands = 40 du/acre or 30 du/acre
  - Kennydale and East Plateau = 20 du/acre or 15 du/acre
  - Valley
  - Talbot
  - Benson