

Council Business Meeting

May 1, 2018

Title: 475 E. Nevada St. Continuation of Hearing

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Summary:

At the March 20, 2017 business meeting the Council continued a land use public hearing and first reading of an ordinance for a proposed Comprehensive Plan Map Amendment and Zone Change for the properties located at 475 East Nevada Street to April 17th. The item was subsequently continued to May 1st. The continuation was to allow time for the applicants and staff to meet and discuss issues raised by Council during the hearing. The issues raised were largely focused on affordability requirements. Staff and the applicants are continuing to evaluate the issues raised at the initial March 20th hearing, but the applicant will be unavailable May 1st and has asked that the item be continued to May 15th.

Actions, Options, or Potential Motions:

The Council can choose to continue the matter to May 15th, or could re-open the hearing and deliberate to a decision at the May 1st meeting. Staff and the applicants are continuing to evaluate the issues raised at the March 20th hearing and believe it would be best to continue to the May 15th business meeting.

“I move to continue the land use public hearing and first reading of an ordinance for a proposed Comprehensive Plan Map Amendment and Zone Change for the properties located at 475 East Nevada Street to the next business meeting at 7:00 p.m. on May 15th.”

Staff Recommendation:

Staff recommends that the item be continued to a date and time certain.

Resource Requirements:

By continuing this item to a date and time certain, the Council avoids the expense and delay associated with re-noticing a hearing at an unspecified later date.

Policies, Plans and Goals Supported:

Council Goals

- 5.2.a Pursue affordable housing opportunities, especially workforce housing. Identify specific incentives for developers to build more affordable housing.*

Comprehensive Plan Elements: Element VI - Housing

- 6.10** *Ensure a variety of dwelling types and provide housing opportunities for the total cross-section of Ashland's population, consistent with preserving the character and appearance of the city.*
- 6.11.1.b** *Allow a wide variation in site-built housing types through the use of the City's Performance Standards Ordinance. The use of attached housing, small lots and common open spaces shall be used where possible to develop more moderate cost housing and still retain the quality of life consistent with Ashland's character.*

North Mountain Neighborhood Plan Purpose

18.3.5.010.A *This district is designed to provide an environment suitable for traditional neighborhood living, working, and recreation. The NM district and Neighborhood Plan is a blueprint for promoting a variety of housing types, mixed-use developments, neighborhood oriented businesses, and community services in a manner which enhances property values and preserves open spaces and significant natural features. The purpose of the Neighborhood Plan is to provide a comprehensive set of design standards, policies, and regulations to guide future development within the identified area. Through the use of the standards a greater sense of neighborhood can be accomplished, as well as accommodating all forms of transportation, including walking, bicycling, and transit.*

Background and Additional Information:

During the March 20th hearing, the applicants had requested exceptions to a number of the City's affordability requirements, including the clustering of affordable units, timing of affordable unit completion, comparable construction and amenities for affordable units, term of affordability and maximum purchase price. A number of these exceptions were not part of the proposal when it was considered by the Planning Commission.

Councilors questioned whether it would be appropriate to require additional affordable units to offset the request by the applicants to reduce the period of affordability; how the logistics of the proposal might work if the applicants ultimately had to build the housing themselves rather than relying on a non-profit partner; and whether the applicants would be willing to incorporate "universal design" or "life-long housing" certification for at least some of the proposed units. The Council continued the matter to the April 17th regular meeting with the understanding that staff and the applicants would meet and attempt to better address these issues, and subsequently continued the hearing to May 1st.

Attachments:

None.