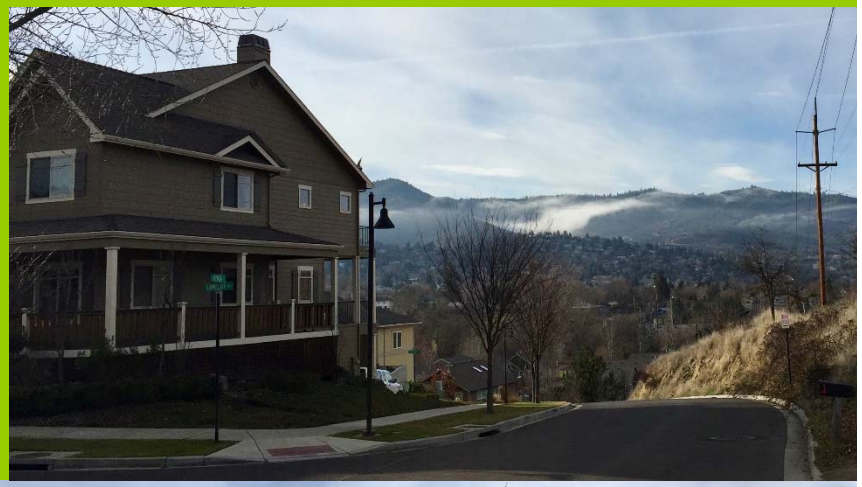
475 East Nevada Street

CITY OF ASHLAND

City Council
Cont'd Land Use Hearing
& First Reading
May 15, 2018



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Proposal

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Legislative Items - Council Ordinance Adoption

- ❑ **Comprehensive Plan Map Amendment** (*Single Family Residential Reserve to North Mountain Neighborhood Plan*).
- ❑ **Zone Change** (*RR-.5-P to NM-MF*). *Base density would change from 1.2 d.u./acre to 12 d.u./acre.*

Land Use Items - Planning Commission Has Conditionally Approved

- ✓ **Outline Plan** approval for a 20-lot, 23-unit subdivision.
- ✓ **Site Design Review** approval.
- ✓ **Tree Removal Permit** to remove ten trees greater than six-inches in diameter at breast height (d.b.h.).
- ✓ **Exception to Street Standards** to not install bike lanes, and to not install sidewalks on a portion of East Nevada Street.

(**NOTE***: Portions of the subject properties are located outside of the city limits; the current request involves only those portions within the city limits.)*

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Vicinity Map

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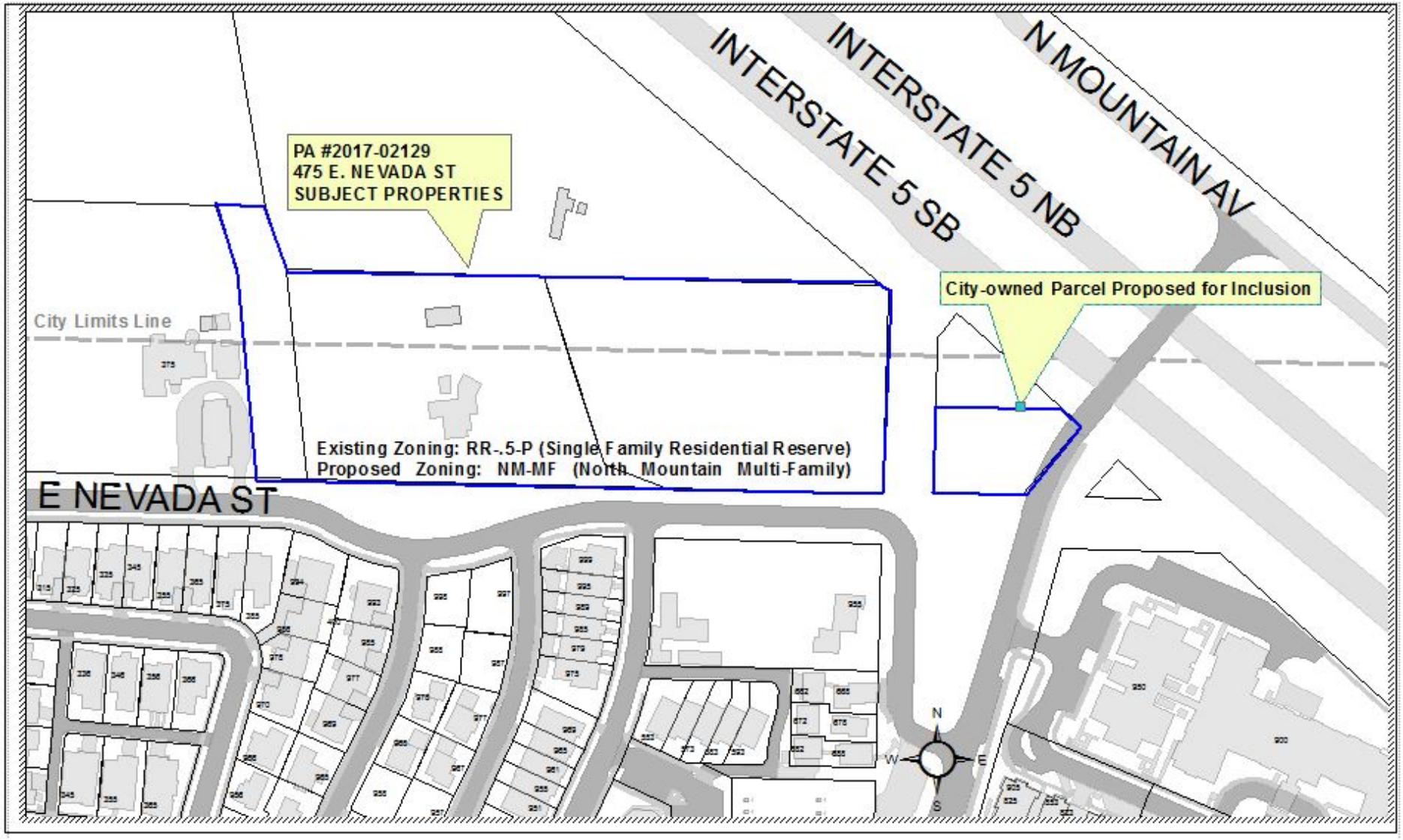

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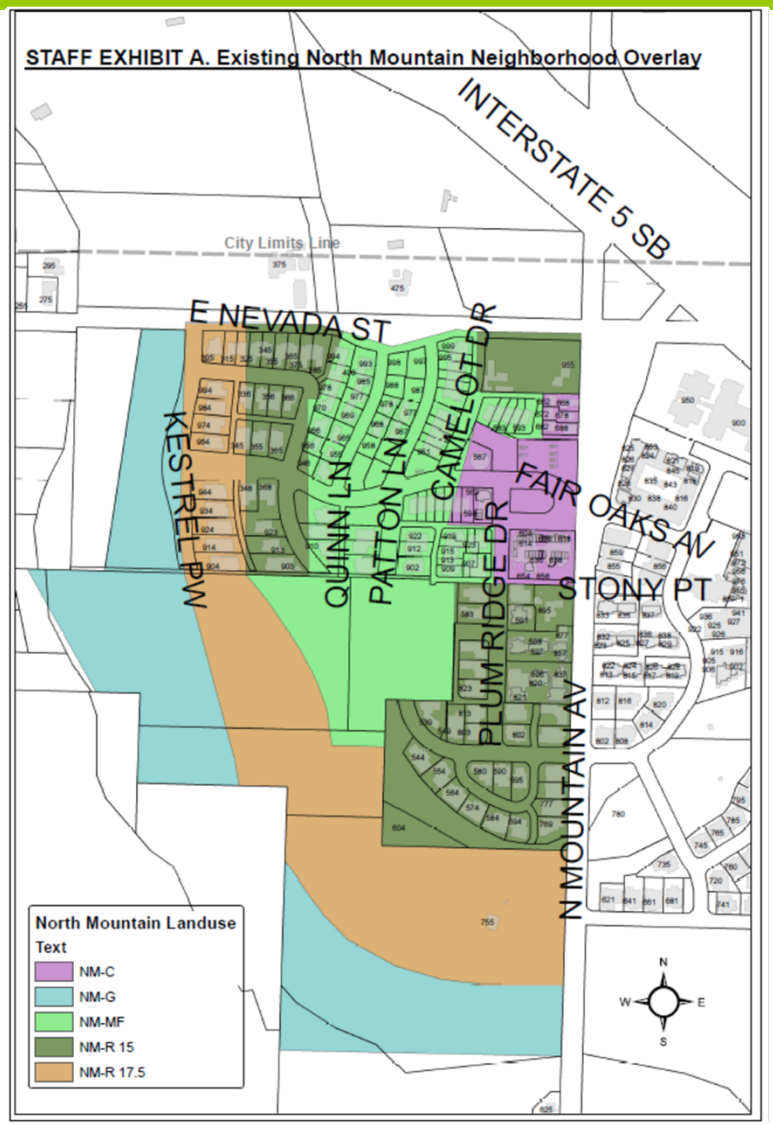

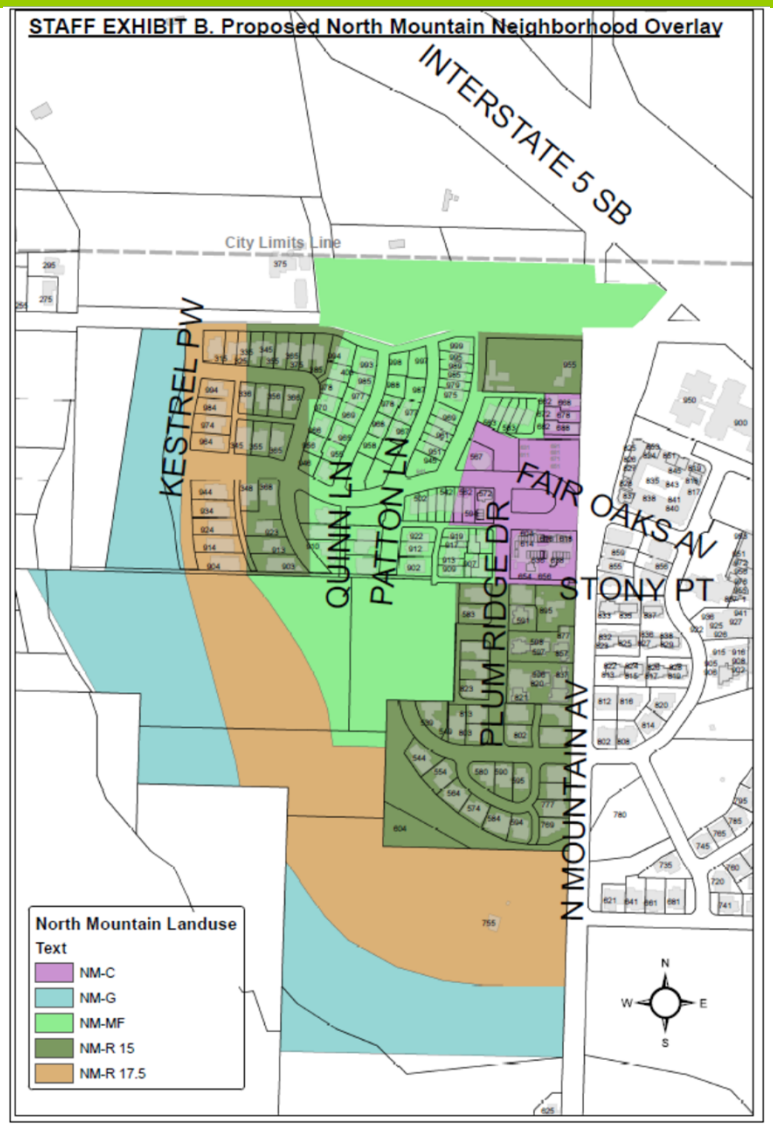

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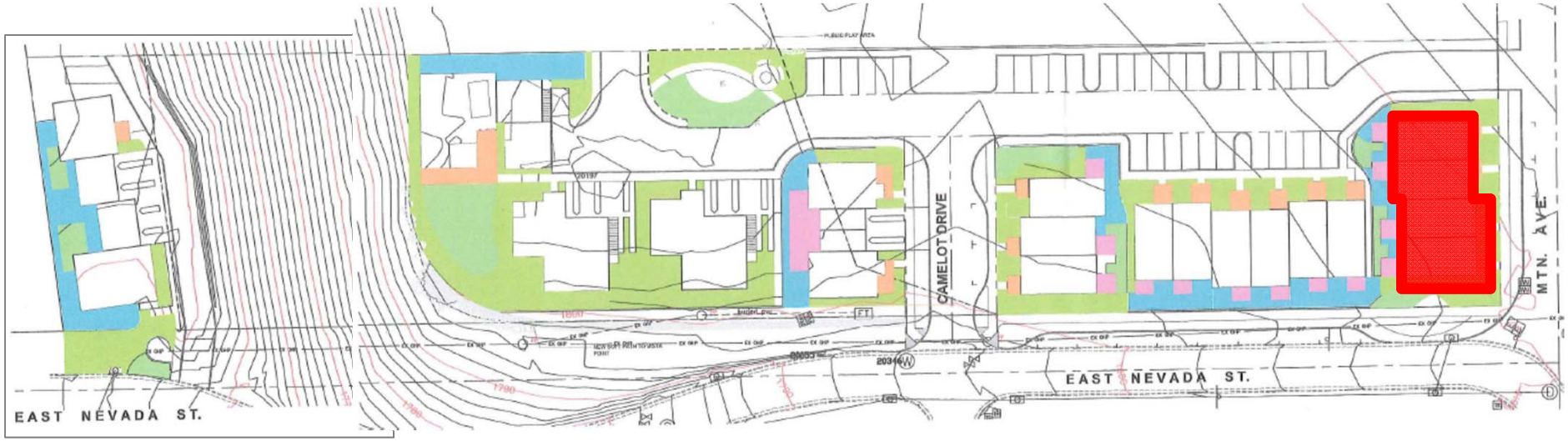
Applicant Affordable Housing Proposal



Applicants to construct four affordable units themselves at 60% AMI which could be offered for rent or sale (*No longer transferring to non-profit***).**

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Exceptions Requested At March CC Hearing

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- Clustering of Affordable Units **(PC supported)**
- Mix of Unit Types **(PC did not support)**
- Timing **(PC did not support)**
- Materials & Amenities **(PC did not support)**
- Term of Affordability (Reduce 60 to 30 years)
- Maximum Purchase Prices

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Exceptions Requested

- **Clustering of Affordable Units (PC supported)**
- Mix of Unit Types* **(PC did not support)**
- ~~Timing**~~ **(PC did not support)**
- ~~Materials & Amenities~~ **(PC did not support)**
- ~~Term of Affordability (Reduce 60 to 30 years)~~
- ~~Maximum Purchase Prices~~

*Unit types refers to mix of number of bedrooms; staff do not believe an Exception is necessary here.

** Timing 50% of affordable be issued permits prior to occupancy of last **of the first** 50% of market rate.

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Staff Recommendation

- Approve the request, as recommended by the Planning Commission, to include the exception to allow the clustering of the affordable units.

- Require that the three smaller units over the garages be constructed (*i.e. not left as optional on the applicants' part*).

- Consider requiring three *additional* small rental units, for a total of 26, which would include 6 small market-rate rentals, 4 affordable units and 16 market-rate for-purchase units.

- Conduct first reading of the ordinance and move to second reading.

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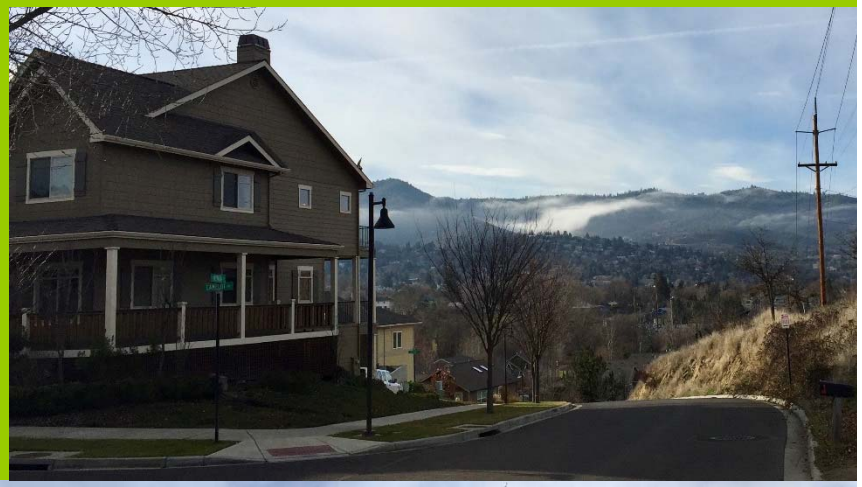

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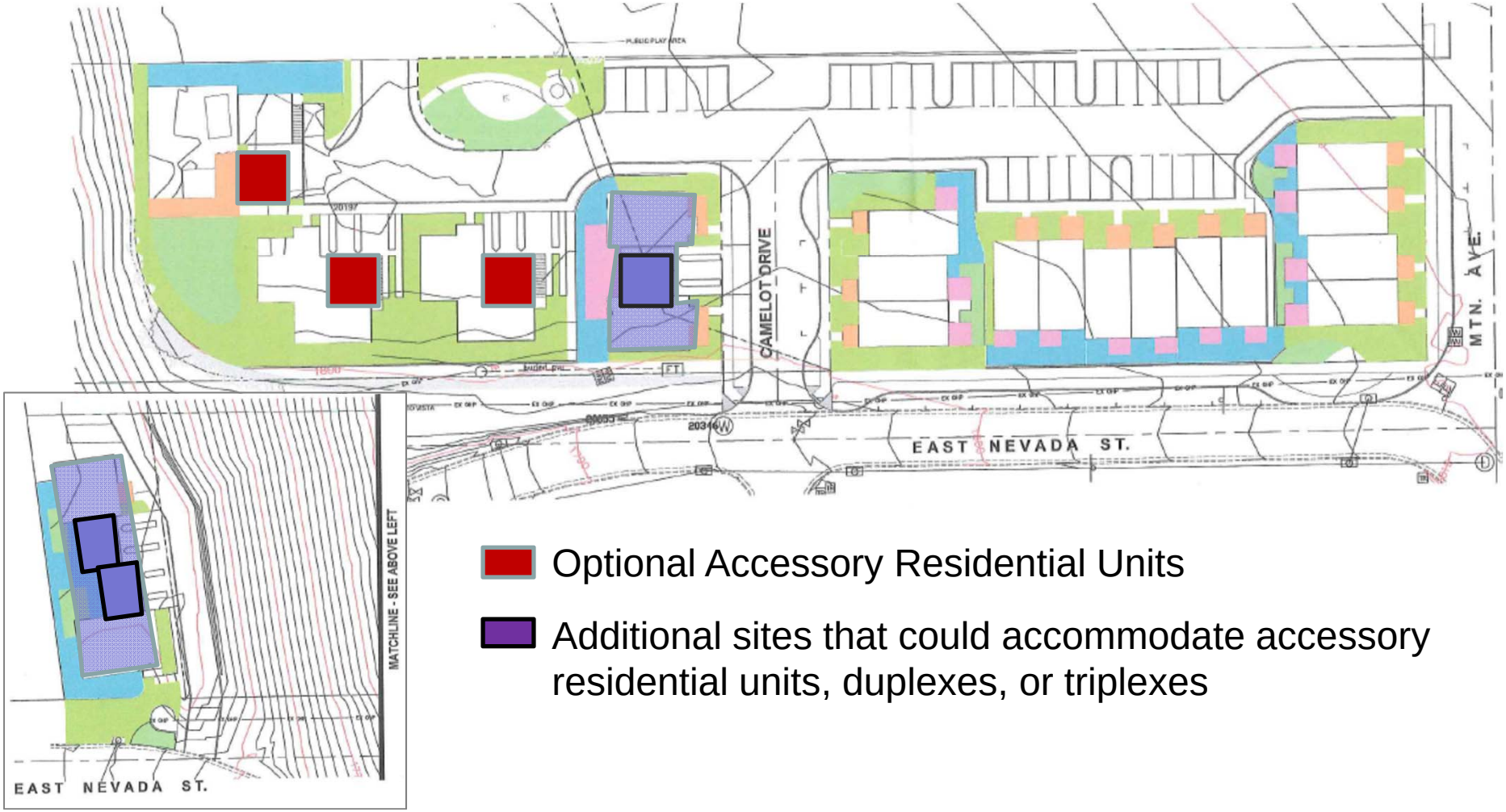
Opportunities for Market Rate Rental Housing



- Optional Accessory Residential Units
- Additional sites that could accommodate accessory residential units, duplexes, or triplexes