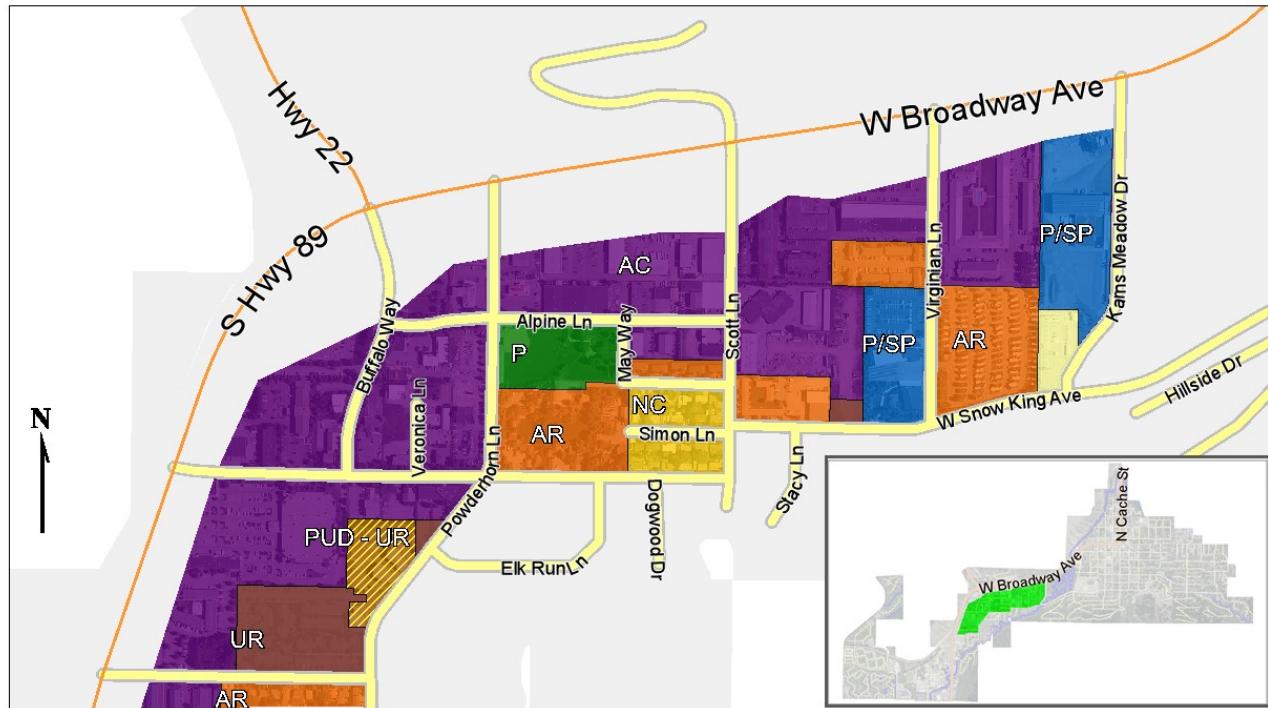


**Subarea 4.3: Central Midtown (TRANSITIONAL) (existing zoning districts include NC, AR, UR, AC):** This transitional subarea is the core of District 4. The goal is to transform this area into a walkable mixed-use district. Additional housing in a variety of types, including multi-family, should be encouraged. Buildings of 2 - 3 stories are expected. See map:



Subarea 4.3: Central Midtown		
Current Zone	Council Direction	Housing Types (proposed)
<b>Neighborhood Conservation (NC)</b> <i>(Allows a single family home and one or two ARUs depending on the presence of an alley and other factors)</i>	For the NC areas near Powderhorn Park, change to higher density multi-family uses for workforce housing (i.e., no SF detached allowed, minimum housing type is duplex). Encourage consolidation of lots to achieve higher density.	Duplex up to apt. buildings; max. set by FAR
<b>Auto-Urban Commercial (AC)</b> <i>(Currently allows mixed use development with a variety of FARs from .25 to .46 and three stories)</i>	Convert existing AC zoning to CR-2 or similar zone. This would allow commercial and/or residential uses a FAR of .46 and a 42' – 46' height limit with three stories. Housing types smaller than 4-unit condo/apartment would not be allowed, unless units required for on-site employee mitigation. CR-2 also has a workforce housing bonus.	Four-plex up to apt. buildings; max. set by FAR
<b>Auto-Urban Residential (AR)</b> <i>(Currently allows a SF detached unit and one attached and one detached ARU)</i>	Areas already have multi-family housing, camping, or more intense use so allow additional higher-density multi-family, especially near areas with commercial/mixed-use zoning. Two members favored a 4-plex as the minimum housing	Tri-plex up to apt. buildings; max. set by FAR.

Subarea 4.3: Central Midtown		
Current Zone	Council Direction	Housing Types (proposed)
	type, partly with the large Virginian site in mind. Staff will consider whether the Virginian site or other AR properties in the subarea may need a higher density option compared to other AR properties.	
<b>Urban Residential (UR)</b> <i>(Highest-density residential zone. Allows a single family home up to apartment buildings)</i>	Areas of UR zone would be considered for additional density for future redevelopment of additional workforce housing.	Four-plex up to apt. buildings; max. set by FAR
<b>Planned Unit Development (PUDs)</b> <i>(Allows higher FAR and height than base zone)</i>	A significant number of PUDs in subarea but no change in any approved densities. A modified PUD tool may be considered for certain larger properties in this subarea.	TBD
<b>PARKING (Subarea 4.3):</b>		
<p><b>Council Direction: Alternative C (private expense/low supply):</b> Let private market determine parking supply as development happens (flexible standards); parking location determined by market demand; no winter on-street parking; no increase in public funding and maintenance responsibilities for parking over current levels. <i>[Staff will look into other communities that have tried a 'no-parking' requirement.]</i></p>		