

Legislation Text

File #: 19-3988, **Version:** 1

Consideration and possible action on a request from Aaron Katz of Katz Parkridge, LLC, for a waiver from the multifamily residential moratorium to submit applications for improvements to an existing multifamily development, located at 2453 U.S Highway 80.

On December 17, 2018, the City Council enacted Ordinance No. 4638, which imposed a residential moratorium on applications pertaining to multifamily residential development and redevelopment.

The applicant is requesting a waiver from the moratorium in order to file permit applications for an existing apartment complex known as Park Ridge Apartments. Specifically, the applicant proposes extension of 39 patios, new dumpster enclosures, covers for 59 parking spaces, a pergola over the mailboxes and monument signage. Although permits for maintenance of existing structures and facilities at multifamily properties are allowed during the moratorium, the proposed permits would be for improvements to the property that are more substantial than typical maintenance. Therefore, the moratorium applies unless a waiver is approved by the Council.

Staff supports approval of a waiver for the proposed improvements with two exceptions. Although new dumpster enclosures are acceptable, the applicant proposes cedar wood enclosures, which do not meet the current requirements. The enclosures would be required to be masonry to meet current standards. Additionally, staff anticipates changes to the requirements for covered parking with the new ordinance. Therefore, either that portion of the waiver request should be denied or approved with the conditions that the support columns for the covered parking be wrapped in masonry to match the primary structures and that the roof of the covered parking be pitched a minimum of 4 to 12 with the peak centered over each structure.

Recommended/Desired Action

The Council may deny the waiver or authorize the waiver with conditions.

Attachment(s)

Request for waiver

Location map

Drafter

Jeff Armstrong

Head of Department

Jeff Armstrong