



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: The Urbana Plan Commission

FROM: Jeff Engstrom, AICP, Planner II

DATE: February 12, 2016

SUBJECT: Plan Case 2268-M-16: A request by the Urbana Zoning Administrator to rezone 305 and 307 East Elm Street, 205 South Urbana Avenue, and 306 and 308 East Green Street from R-5, Medium High Density Multiple-Family Residential Zoning District and R-6, High Density Multiple-Family Residential Zoning District to B-4, Central Business Zoning District

Introduction and Background

The Zoning Administrator has submitted an application for an amendment to the zoning map for five properties as follows:

- To rezone 305 East Elm Street, and 306 and 308 East Green Street from R-5, Medium High Density Multiple-Family Residential Zoning District to B-4, Central Business Zoning District; and
- To rezone 307 East Elm Street and 205 South Urbana Avenue from R-6, High Density Multiple-Family Residential Zoning District to B-4, Central Business Zoning District.

These five properties are owned by the City of Urbana and are currently vacant. The subject properties comprise the eastern half of a complete city block proposed for redevelopment. The entire block was assembled by the City between 1990 and 2011, and has since been marketed for infill redevelopment by the City of Urbana. The combined lot area of the parcels proposed for rezoning is 0.83 acres in area, while the entire redevelopment area is 1.7 acres in area. The five subject properties, purchased by the City in 2010, previously contained eight single-family homes which have since been demolished. The remainder of the block (west of the alley) is already zoned B-4, Central Business, and contains a City parking lot on the southern portion (purchased by the City in 1990) and the former Urbana Tire building on the northern portion (purchased in 2011).

The City of Urbana first issued a Request for Proposals (RFP) in 2011 seeking proposals for public-private partnerships to redevelop the full block with an urban style mixed-use development. That call resulted in the City accepting a proposal from Olsen & Associates for a six-story mixed-use building on the site with below-grade parking. When that proposal did not come to fruition, the City initiated a second RFP in 2014 with the assistance of commercial

broker CBRE. The second RFP was issued in 2015 and resulted in the City accepting a proposal from TWG Development, LLC, of Indianapolis. The proposed development is still in the planning stage and is anticipated to consist of a four-story building with ground-floor retail, upper story apartments, and below-grade parking. The current zoning of the parcels on the east side of the redevelopment site would not allow for the redevelopment to proceed and are not consistent with the Future Land Use in the Comprehensive Plan. The proposed rezoning would remedy the split zoning of the redevelopment site and allow for the TWG project to proceed.

Pursuant to the Urbana Zoning Ordinance, the Plan Commission may either recommend approval or denial of the proposed rezoning request to City Council for final action.

Adjacent Land Uses, Zoning, and Comprehensive Plan Designations

The City-owned redevelopment area consists of the entire 200 block of South Vine Street, bounded by Vine Street, Urbana Avenue, Elm Street and Green Street. Properties proposed to be rezoned are on the eastern half of this block, currently zoned R-5 and R-6, and proposed to be rezoned to B-4 as part of this application. The western half is currently zoned B-4, Central Business, and contains a City parking lot and a vacant building.

The properties surrounding the subject site are all zoned for medium-high to high density residential uses or for central business. To the north of the redevelopment area is an oil-change service station (zoned B-4, Central Business), two vacant lots (zoned R-5 and R-6, Multiple Family Residential), and a vacant single family house (zoned R-5). To the east are two single family houses, a vacant lot, and a parking lot for an adjacent apartment building, all zoned R-5. To the south are parking lots for the City Building, zoned R-5. The following table summarizes the zoning, existing land uses, and future land use designations from the Comprehensive Plan for the parcels that make up the proposed development and surrounding properties. Exhibits A, B and C illustrate these for the larger surrounding area.

Location	Zoning	Existing Land Use	Comprehensive Plan Future Land Use
Site	R-5, R-6, Medium-High and High Density Multiple Family Residential	Vacant	Central Business
North	R-5, Medium-High Density Multiple Family Residential	Vacant Single Family Home; Vacant Lot	Central Business
South	R-5, Medium-High Density Multiple Family Residential	City Parking Lots	Institutional
East	R-5, Medium-High Density Multiple Family Residential	Single Family Homes, Vacant Lot, Apartment Parking Lot	Residential – Urban Pattern
West	B-4, Central Business	City Parking Lot, Vacant	Central Business

Comprehensive Plan

The 2005 Urbana Comprehensive Plan identifies the future land use for the site as “Central Business,” supporting the current request to rezone the properties to the B-4, Central Business District designation. The Comprehensive Plan defines “Central Business” as follows:

The Central Business land use designation is exemplified by Downtown Urbana but also includes other mixed-use areas. Contains a dense, highly intensive land use pattern focusing on an urban style of development and architecture. Pedestrian, bicycle and transit access are emphasized to ensure areas are walkable. Contains a mix of land uses ranging from commercial, high-density residential, office, and well as institutional. Mixed-use developments offer residential uses above first floor commercial and office space.

The following Comprehensive Plan Goals and Objectives also pertain to the rezoning:

Goal 2.0 New development in an established neighborhood will be compatible with the overall urban design and fabric of that neighborhood.

Objectives

- 2.4 Promote development that residents and visitors recognize as being of high quality and aesthetically pleasing.

Goal 4.0 Promote a balanced and compatible mix of land uses that will help create long-term, viable neighborhoods.

Objectives

- 4.1 Encourage a variety of land uses to meet the needs of a diverse community.
- 4.2 Promote the design of new neighborhoods that are convenient to transit and reduce the need to travel long distances to fulfill basic needs.
- 4.3 Encourage development patterns that offer the efficiencies of density and a mix of uses.

Goal 18.0 Promote infill development.

Objectives

- 18.1 Promote the redevelopment of underutilized property using techniques such as tax increment financing, redevelopment loans/grants, enterprise zone benefits, marketing strategies, zoning incentives, etc.

Goal 22.0 Increase the vitality of downtown Urbana as identified in the *Downtown Strategic Plan and Annual Action Plan*.

Objectives

- 22.1 Promote the creation of housing in downtown Urbana.

- 22.4 Encourage public/private partnerships to foster new development in the downtown area.
- 22.5 Use tax increment financing to promote new development and redevelopment opportunities, mini-parks and plazas.
- 22.6 Continue to improve the public infrastructure of parking lots and streetscapes.

Goal 25.0 Create additional commercial areas to strengthen the city’s tax base and service base.

Objectives

- 25.1 Provide a sufficient amount of land designated for various types of community and regional commercial uses to serve the needs of the community.
- 25.2 Promote new commercial areas that are convenient to existing and future neighborhoods.

The proposed rezoning would contribute toward several of these goals. It would allow for the City to enter into a public-private partnership to redevelop an infill site in Urbana’s Downtown with a mixed-use project. This redevelopment would improve utilities, streetscape and pedestrian access to the site, and would bring as many as 300 new residents to the Downtown area. It would also provide for additional retail use along Vine Street, helping add to the vitality of this portion of Downtown.

2012 Downtown Urbana Plan

The 2012 Downtown Urbana Plan shows the subject property as a “Key Redevelopment Site”. It notes that the site should be built close to the sidewalk along Vine Street and that the development should relate to the neighborhood along Urbana Avenue. The plan contains the following goals and strategies related to the proposed rezoning:

Goals

- A Strengthen economic activity in downtown Urbana.**
 - A1 Attract a greater number of and more diverse commercial uses downtown, including businesses for everyday needs, food and beverage shops, and niche apparel stores.*
- B Promote context-appropriate urban-style infill development to extend downtown’s core character.**
 - B1 Promote infill developments that relate to the street and are compatible with surrounding buildings.*
 - B2 Promote compact, walkable development near the downtown core and transit corridors.*
 - B3 Encourage public/private partnerships to foster new development in the*

downtown area.

B4 Use tax increment financing to promote new development and redevelopment opportunities and public spaces.

B5 Encourage ground-floor retail and restaurant uses in new development, especially in City-assisted projects.

B6 Proactively identify underutilized properties and engage their owners to envision and realize redevelopment opportunities.

C Increase downtown’s vitality by attracting more residents and visitors.

C1 Increase the quantity and variety of housing options downtown and encourage upper-story residential uses, especially in City-supported developments.

Implementation Table

Goal B: Promote context-appropriate urban-style infill development to extend Downtown’s core character.

- *Redevelop vacant and underutilized lots and parking lots*
- *Redevelop Goodyear block*

Discussion

The subject properties represent one half of the 200 block of South Vine Street (also known as the “Goodyear Block” or the “Block North of City Hall”). In 2011, and again in 2015, the City issued a Request for Proposals (RFP) to seek a developer to redevelop this block with an urban style, mixed-use development. The RFPs specified that the site would be rezoned to B-4, Central Business District in accordance with the Comprehensive Plan. In 2011 the successful RFP respondent was unable to secure funding for the project proposed at that time. Following a second RFP issued in 2015, the City has been in negotiation with the selected developer, TWG Development, LLC, of Indianapolis, to enter into a development agreement for the site. TWG proposes to construct an urban, mixed-use development that will consist of the following:

- Four stories above ground (approximately 45 to 50 feet tall at Vine Street)
- Up to 198 market rate residential units (in a combination of flats and, potentially, walk-up townhomes)
- 5,000 square feet of commercial space, with outdoor seating
- 4,500 square feet of amenity space, including a swimming pool
- Interior courtyard
- 200 below-grade parking spaces, with access from Urbana Avenue
- Total floor area of 200,030 square feet

These elements are preliminary at this point, but give an indication as to the potential scale and configuration of the proposed development. The site itself is 78,857 square feet, which amounts to a floor area ratio just above 2.5 for the proposed development. The exact configuration of the building and open space have not yet been finalized. The developer has agreed to work with the

City to create an attractive, context-sensitive design and to seek input from interested residents. On January 12, 2016, members of the Urbana City Council, City staff and two residents from the adjacent Historic East Urbana Neighborhood Association (HEUNA) attended a tour of TWG Development projects in Indianapolis, Indiana. Information on TWG Development and information sheets on the three properties toured are included as Exhibit D.

The following table outlines the development regulations of the existing and proposed districts. In addition, Zoning Description Sheets that outline permitted uses in the B-4, R-5 and R-6 districts can be found in Exhibit E. A conversion to the B-4 District would allow for a variety of commercial uses to be included in the commercial component of the proposed mixed-use development.

Zoning District	Minimum Lot Size (In square feet)	Minimum or Average Lot Width (In feet)	Maximum Height of Principal Structure (In feet)	Maximum FAR	Minimum OSR	Required Yards (In Feet)		
						Front	Side	Rear
R-5 (Existing) (3 lots, 26,951 sqft)	6,000	60	35	0.90	0.35	15	5	5
R-6 (Existing) (2 lots, 9,216 sqft)	6,000	60	2x Setback from Street Centerline	1.40	0.35	15	5	10
B-4 (Proposed)	2,000	20	none	9.00	none	0-15*	0**	0**
*The required front yard at this site will range from 0 to 15 feet. **Side and Rear yards are required based on building height (for residential uses only).								

Under the existing zoning, the R-5 lots could contain a building up to 35 feet tall. The maximum height for the R-6 lots is twice the building setback from the centerline of the street (along Urbana Avenue, the required front yard is 15 feet and the street centerline is 30 feet from the property line). Based on the maximum Floor Area Ratio, a development of 38,960 square feet would be allowed on the subject properties (east of the alley) under the current zoning. These development regulations would not allow the proposed project to be constructed.

The La Salle Criteria

In the case of La Salle National Bank v. County of Cook (the “La Salle” case), the Illinois Supreme Court developed a list of factors that are paramount in evaluating the legal validity of a zoning classification for a particular property. Each of these factors will be discussed as they pertain to a comparison of the existing zoning with that proposed by the Zoning Administrator.

1. The existing land uses and zoning of the nearby property.

This factor relates to the degree to which the existing and proposed zoning districts are compatible with existing land uses and land use regulations in the immediate area.

The surrounding properties are zoned for central business and medium-high and high density

residential uses. The R-5 and R-6 districts allow for relatively dense residential. There are no properties directly adjoining the site. There are three single-family homes across the street from the portion of the subject property zoned R-6. The rest of the adjacent uses are parking lots or vacant land.

2. The extent to which property values are diminished by the restrictions of the ordinance.

This is the difference in the value of the property as R-5, Medium-High Density Multiple-Family Residential and R-6, High Density Multiple-Family Residential compared to the value it would have if it were rezoned to B-4, Central Business.

A suitable zoning district is required to enable the development of the subject properties as envisioned by the Downtown Plan and the prospective developers who are interested in building on the property. With this in mind, the property values of the subject properties will be put into a better position to increase following rezoning and eventual redevelopment. The anticipated quality and aesthetic appeal of the proposed redevelopment would be expected to minimize detrimental effects on surrounding properties and yield an overall positive impact.

It should be noted that City Planning Division staff are not qualified as professional appraisers and that a professional appraiser has not been consulted regarding the impact of zoning on the value of the property. Therefore, any discussion pertaining to specific property values should be considered speculative.

3. The extent to which the ordinance promotes the health, safety, morals or general welfare of the public. (see No. 4 below)

4. The relative gain to the public as compared to the hardship imposed on the individual property owner.

The questions here apply to the current zoning restrictions: do the restrictions promote the public welfare in some significant way so as to offset any hardship imposed on the property owner by the restrictions?

The proposed zoning would not harm the health, safety, morals, or general welfare of the public. It would allow for the achievement of one of the City's key redevelopment priorities through construction of an infill, mixed-use building within walking distance of Downtown Urbana's core, with access to bicycle lanes, MTD transit stops, restaurants and several grocery stores. Customer and resident parking is proposed to be located below-ground within the development, and would not impact nearby residents. Missing sidewalks along Urbana Avenue and Elm Street would be installed as a part of the development, further enhancing walkability for nearby residents. The addition of as many as 300 new residents proximate to Urbana's central business district is also anticipated to create a substantial economic benefit for nearby businesses.

The existing zoning is inconsistent with the future land use called for in the Comprehensive Plan. The existing zoning is a barrier to achieving the catalytic, new infill construction that the City has worked to achieve on this key redevelopment site as identified in the Downtown Plan. The proposed rezoning would eliminate this hardship by allowing for urban style mixed-use

redevelopment consistent with the City's calls for public-private partnerships, thereby benefiting both the public and the proposed future private property owner.

5. The suitability of the subject property for the zoned purposes.

The issue here is whether there are certain features of the property which favor the type and intensity of uses permitted in either the current or the proposed zoning district.

The property is located along a major corridor within Downtown Urbana, which would support a mix of commercial and residential uses. The subject property is vacant, and nearby residential uses are located across the streets from the site. The location and vacancy indicate that the site is suitable for development of a mixed-use development at this location, which is called for in the Downtown Plan.

6. The length of time the property has been vacant as zoned, considered in the context of land development, in the area, in the vicinity of the subject property.

Another test of the validity of the current zoning district is whether it can be shown that the property has remained vacant for a significant period of time because of restrictions in that zoning district.

The properties to be rezoned have been vacant since the City acquired them in 2010 and cleared the land in anticipation of redevelopment.

Summary of Staff Findings

1. The Zoning Administrator filed a petition to amend the Urbana Zoning Map for 305 and 307 East Elm Street, 205 South Urbana Avenue, and 306 and 308 East Green Street from R-5, Medium High Density Multiple-Family Residential Zoning District and R-6, High Density Multiple-Family Residential Zoning District to B-4, Central Business Zoning District.
2. The subject property is generally located on the west side of Urbana Avenue between Elm Street and Green Street.
3. The 2005 Urbana Comprehensive Plan future land use map designates the future land use of the property as "Central Business," and the proposed rezoning is consistent with this future land use type.
4. The zoning change would facilitate the proposed redevelopment of this infill site.
5. The proposed rezoning would generally conform to the LaSalle Criteria.
6. The subject property is appropriate for urban style, mixed use development due to its location along a major corridor in Downtown Urbana.

7. The B-4 zoning district has development standards and allowable uses that are compatible with the B-4, R-5 and R-6 zoned properties which are adjacent to the subject parcels.

Options

The Plan Commission has the following options for recommendations to the City Council regarding Plan Case 2268-M-16:

1. Forward this case to City Council with a recommendation for approval of the rezoning request as presented herein; or
2. Forward this case to City Council with a recommendation for denial of the rezoning request. If the Plan Commission finds the application is inconsistent with the criteria and denies the application, the Plan Commission should provide the reasons for denial.

Staff Recommendation

Based on the evidence presented in the discussion above, and without the benefit of considering additional evidence that may be presented at the public hearing, staff recommends the Plan Commission forward Case No. 2268-M-16 to the City Council with a recommendation to **APPROVE** the proposed Zoning Map Amendment.

Attachments:

Exhibit A: Location and Existing Land Use Map

Exhibit B: Existing Zoning Map

Exhibit C: Future Land Use Map

Exhibit D: Proposed development Outline and Profiles of Similar Developments from TWG

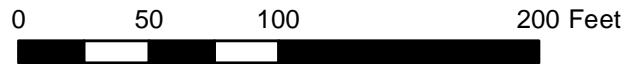
Exhibit E: Zoning Description Sheets for R-5, R-6, and B-4 Districts

cc: City of Urbana Zoning Administrator
J.B. Curry, TWG Development, LLC

Exhibit A: Location and Existing Land Use



Case: Plan Case 2268-M-16
 Subject: Rezoning to B-4
 Location: 305 & 307 E. Elm,
 205 S. Urbana, 306 & 308 E. Green
 Petitioner: Zoning Administrator



- Subject Properties
- Redevelopment Site

Exhibit B: Zoning Map



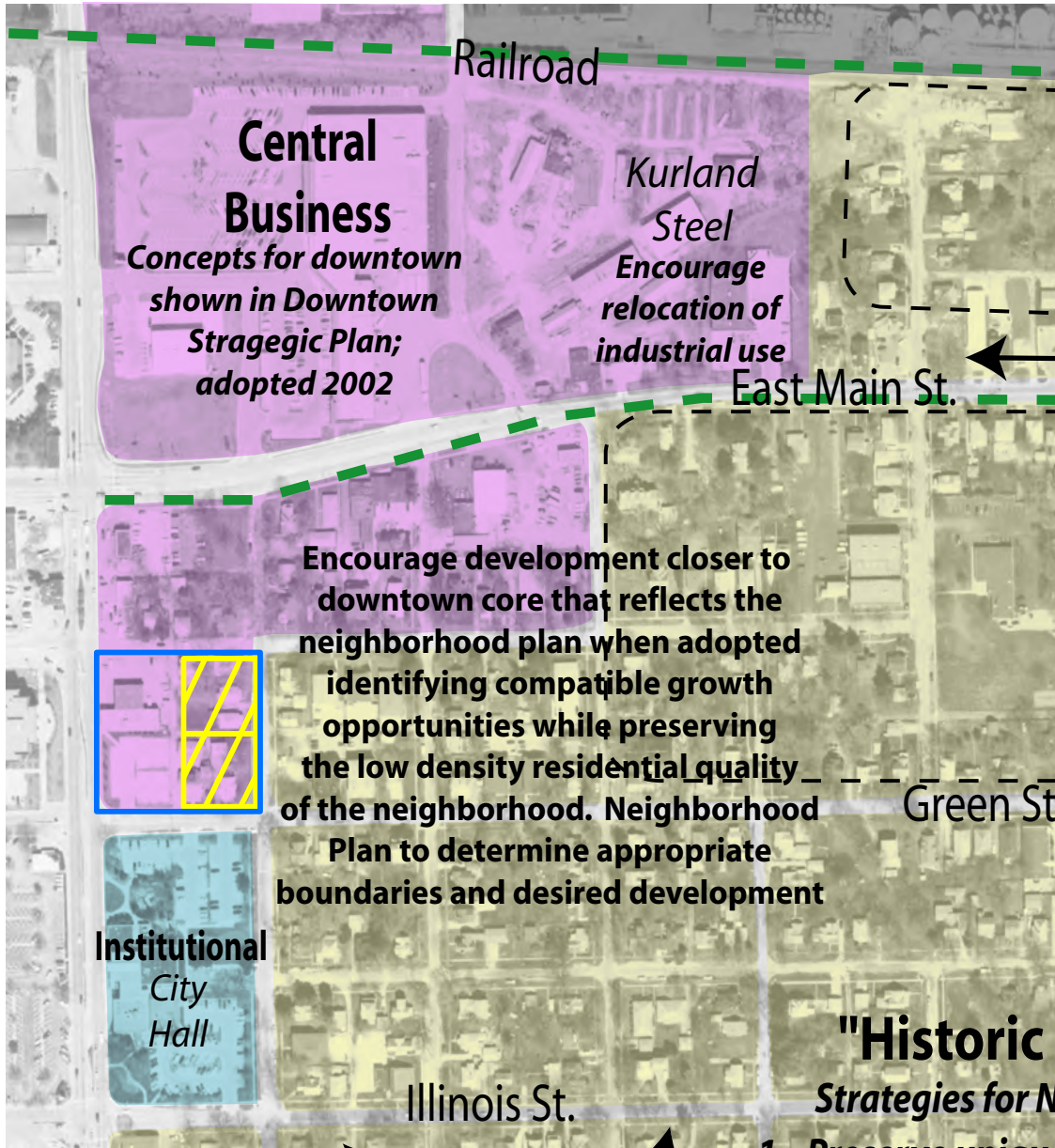
Case: Plan Case 2268-M-16
 Subject: Rezoning to B-4
 Location: 305 & 307 E. Elm,
 205 S. Urbana, 306 & 308 E. Green
 Petitioner: Zoning Administrator

0 50 100 200 Feet

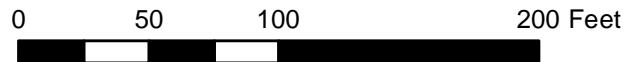
- B4
- R5
- R6
- Subject Properties
- Redevelopment Site





Exhibit C: Future Land Use Map



Case: Plan Case 2268-M-16
 Subject: Rezoning to B-4
 Location: 305 & 307 E. Elm,
 205 S. Urbana, 306 & 308 E. Green
 Petitioner: Zoning Administrator



-  Subject Properties
-  Redevelopment Site



TWG Development, LLC

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Indianapolis, IN 46204
T 317.264.1833
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FEBRUARY 9, 2016

**Jeff Engstrom, AICP
Planner II, City of Urbana**

400 S. Vine Street
Urbana, Illinois 61801
jmengstrom@urbanaillinois.us
(217) 384-2440

RE: Rezoning of 200 South Vine Street

Dear Jeff,

As you know, TWG Development ("TWG") has been working with the City of Urbana in the preliminary stages of development for a proposed multi-family, mixed use project at 200 S. Vine Street. As requested, I am including information in this letter regarding the proposed project, along with additional information on TWG. Currently, the proposed project on the 1.76 acre site includes the following:

- 198 luxury apartment units
- 100% market rate rent
- 5,000 sf commercial space, with outdoor seating along Vine Street
- 4,500 sf lobby, leasing office, and amenity space, including a fitness center, coffee bar, and lounge area
- Approximately 200 underground parking spaces
 - Expected entrance to the underground parking along S. Urbana Avenue
- Approximate height of 45-50' from at-grade Vine Street (above the underground garage), consistent throughout entire structure
- Interior courtyard space
- Key fob security access into the building
- Approximate floorplate square footages include:
 - 70,500 sf Underground garage
 - 48,170 sf 1st floor
 - 50,620 sf 2nd – 4th floors

I look forward to further discussing this proposed project with the Planning Commission and please contact me with any questions that arise.

Sincerely,

A handwritten signature in blue ink, appearing to read 'J.B. Curry', with a stylized flourish extending to the right.

J.B. Curry | VP of Market Rate Development

TWG Development, LLC

333 N. Pennsylvania St., Suite 100

Indianapolis, IN 46204

O 317.653.3083

C 317.864.6349

E jcurry@twgdev.com



TWG brings over twenty-five years of experience to the development and finance of real estate transactions. The company was built on a foundation of providing quality projects utilizing creative financing solutions to lower occupancy costs for tenants regardless of product type. Based in Indianapolis, TWG is also heavily committed to reinvesting in the downtown core of Midwestern cities and bringing people back to downtown areas. TWG currently has projects in Indiana, and is planning to expand to other Midwestern states in the near future.

Our development teams' extensive experience makes it possible for us to see a development from concept to lease-up. Our team allows us to navigate the complex development process and find creative ways to finance affordable housing projects, projects funded with tax exempt bonds and/or market rate housing.

MIXED-USE URBAN DEVELOPMENT

TWG is currently developing four mixed-use projects in urban settings. The projects are located in Indianapolis and Des Moines totaling \$111 million. These developments have included new construction as well as historic renovations of existing buildings.

MARKET RATE HOUSING

TWG is heavily invested in market rate housing in several urban areas including Indianapolis and Des Moines. To date TWG has developed over 800 market rate apartments.

TAX EXEMPT BOND FINANCING

Company principals have financed several developments utilizing tax-exempt bond financing. The State of Indiana issues private activity bonds through the Indiana Finance Authority and the proceeds are utilized by TWG to construct housing developments. TWG has creatively used TIF financing as a tool to make difficult urban development projects viable.

HISTORIC REHABILITATIONS

TWG specializes in historic renovations. We have completed seven historic developments, successfully bringing life back to historic buildings.

AFFORDABLE HOUSING

TWG started our business with two affordable housing projects in 2007. From the beginning, we have been committed to working with local cities, state agencies, neighborhood groups and non-profit organizations to deliver the highest quality of affordable housing to those in need.



TWG
DEVELOPMENT, LLC



PULLIAM SQUARE PHASE I

Indianapolis, IN

DESCRIPTION: Pulliam Square Phase I is a 145 unit luxury apartment and townhouse development in downtown Indianapolis. This project is the first phase of the redevelopment of the Indianapolis Star site. The project will have 16,578 square feet of retail space on the first floor, a dog park, garage parking for tenants and includes the redesign of Talbot Street into a pedestrian walkway.

PROJECT TYPE: Multifamily

ROLE: Developer, Property Manager and General Contractor

OWNER: TWG Development, LLC

ARCHITECT: Browning Day Mullins Dierdorf Architects

TOTAL CONSTRUCTION COST: \$17,500,000

PROJECTIONS: Project completion April 2015



TWG
DEVELOPMENT, LLC



PULLIAM SQUARE PHASE II

Indianapolis, IN

DESCRIPTION: Pulliam Square Phase II is a 335 unit, 9 story luxury apartment development. The units will have unmatched views of the city and University Park, as well as the finest amenity package and features available in the downtown Indianapolis market. When combined with Phase I the project includes a total of 480 apartments, a 525 space parking garage and 21,100 s.f. of retail space. The property encompasses an entire city block once occupied by the Indianapolis Star. The project features top of the market interior finishes as well as resort style community amenities designed to cater to residents every need. The infill location of Pulliam Square appeals to those looking for convenient access to all Indianapolis's major employment centers while maintaining a presence along Mass Avenue, one of Indianapolis' most desirable neighborhoods.

PROJECT TYPE: Multifamily

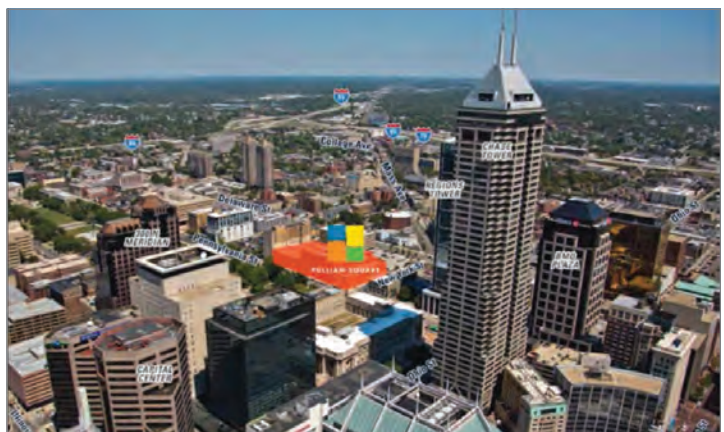
ROLE: Developer, Property Manager and General Contractor

OWNER: TWG Development, LLC

ARCHITECT: Browning Day Dierdorf Architects

TOTAL CONSTRUCTION COST: \$45,000,000

PROJECTIONS: Project Completion 2016





TWG
DEVELOPMENT, LLC



LOCKERBIE LOFTS

Indianapolis, IN

DESCRIPTION: Lockerbie Lofts is a four-story, 215-unit, urban in-fill multifamily project with 7,800 s.f. of ground floor retail space over a 244-space, below-grade parking garage. The project is located in the heart of the Mass. Avenue Arts District and adjacent to the historic Lockerbie neighborhood, in downtown Indianapolis. Unit features include nine foot ceilings, balconies, walk-in closets, granite countertops, stainless steel appliances and in-unit washer/dryers. Project amenities include a pool, sun deck, community patio, fitness center, dog wash area, Wi-Fi equipped lounge, community room, bike storage, outdoor courtyard and on-site retail.

PROJECT TYPE: Multifamily

ROLE: Developer, Property Manager and General Contractor

OWNER: TWG Development, LLC

ARCHITECT: DkGr Architects

TOTAL CONSTRUCTION COST: \$26,000,000

PROJECTIONS: Project Completion January 2016





THE HISTORIC PENN STREET TOWER *Indianapolis, IN*

DESCRIPTION: The Historic Penn Street Tower development is the revitalization of a 15-story downtown Indianapolis landmark. Currently known as the Consolidated building, the development will rehabilitate the historic building built in 1909 that has been vacant for almost 20 years. Inside the historic building will be 98 modern apartments designed to highlight the historic features of the building including high ceilings and exposed columns. In addition, the adjacent “annex” building is being redeveloped as a Home 2 Stay Hilton Hotel by Good Hospitality in conjunction with TWG. When complete, the development will have both market rate units and units rented at the 60% AMI level, and commercial retail space on the first floor.

PROJECT TYPE: Multi-family project utilizing tax credits, historic tax credits and tax-exempt bond financing

ROLE: Developer, Management Agent, General Contractor

OWNER:

General Partner: TWG Development, LLC
Limited Partner: BMO Harris Bank
Placement Agent: Regions Bank

ARCHITECT: Browning Day Dierdorf Architects

PROJECTIONS: Project completion April 2015





B-4 – CENTRAL BUSINESS ZONING DISTRICT

ZONING DESCRIPTION SHEET

According to Section IV-2 of the Zoning Ordinance, the purpose and intent of the B-4 Zoning District is as follows:

"The *B-4, Central Business District* is intended to provide an area for the focus of the city, in which the full range of commercial and business uses may locate in a limited area of high intensity uses, with the appropriate forms of physical development at a high density."

Following is a list of the Permitted Uses, Special Uses, Planned Unit Development Uses and Conditional Uses in the B-4 District. Permitted Uses are allowed by right. Special Uses and Planned Unit Development Uses must be approved by the City Council. Conditional Uses must be approved by the Zoning Board of Appeals.

PERMITTED USES:

Agriculture

Garden Shop
Plant Nursery or Greenhouse

Business - Adult Entertainment

Adult Entertainment Uses

Business - Food Sales and Services

Bakery (*Less than 2,500 square feet*)
Café or Deli
Confectionery Store
Convenience Store
Fast-Food Restaurant
Liquor Store
Meat and Fish Market
Restaurant
Supermarket or Grocery Store
Tavern or Night Club

Business - Miscellaneous

Auction Sales (*Non-Animal*)
Contractor Shop and Show Room (*Carpentry, Electrical, Exterminating, Upholstery, Sign Painting, and Other Home Improvement Shops*)
Lawn Care and Landscaping Service
Mail Order Business
(*10,000 square feet of gross floor area or less*)
Radio or TV Studio

Business - Transportation

Motor Bus Station

Business - Vehicular Sales and Service

Automobile Accessories (*New*)

Business - Personal Services

Ambulance Service
Barber/ Beauty Shop
Dry Cleaning or Laundry Establishment
Health Club/ Fitness
Laundry and/or Dry Cleaning Pick-up
Massage Therapist
Medical Carrier Service
Mortuary
Pet Care/ Grooming
Self-Service Laundry
Shoe Repair Shop
Tailor and Pressing Shop

Business - Professional and Financial Services

Bank/ Savings And Loan Association
Check Cashing Service
Copy and Printing Service
Packaging/ Mailing Services
Professional and Business Office
Vocational, Trade or Business School

Business - Recreation

Athletic Training Facility
Bait Sales
Bowling Alley
Dancing School
Lodge or Private Club
Outdoor Commercial Recreation Enterprise (*Except Amusement Park*)
Pool Hall
Private Indoor Recreational Development
Theater, Indoor

PERMITTED USES CONTINUED:

Business - Retail Trade

Antique or Used Furniture Sales and Service
Appliance Sales and Service
Art and Craft Store and/or Studio
Bicycle Sales and Service
Building Material Sales (*All Indoors Excluding Concrete or Asphalt Mixing*)
Clothing Store
Department Store
Drugstore
Electronic Sales and Services
Florist
Hardware Store
Heating, Ventilating, Air Conditioning Sales and Service
Jewelry Store
Monument Sales (*Excludes Stone Cutting*)
Music Store
Office Supplies/ Equipment Sales and Service
Pawn or Consignment Shop
Pet Store
Photographic Studio and Equipment Sales and Service
Shoe Store
Sporting Goods
Stationery, Gifts or Art Supplies
Tobacconist
Variety Store
Video Store
All Other Retail Stores

Public and Quasi-Public

Church, Temple or Mosque
Electrical Substation
Farmer's Market
Institution of an Educational or Charitable Nature
Library, Museum or Gallery
Methadone Treatment Facility
Municipal or Government Building
Park
Police or Fire Station
Principle Use Parking Garage or Lot
University/ College
Utility Provider

Residential

Bed and Breakfast Inn
Bed and Breakfast, Owner Occupied
Boarding or Rooming House
Dwelling, Community Living Facility, Category II and Category III
Dwelling, Home for Adjustment
Dwelling, Loft
Dwelling, Multi-family
Dwelling, Multiple-Unit Common-Lot-Line
Hotel or Motel

SPECIAL USES:

Business - Miscellaneous

Shopping Center – Convenience
Shopping Center – General

Public and Quasi-Public

Correctional Institution or Facility
Elementary, Junior High School or Senior High School
Hospital or Clinic
Radio or Television Tower and Station

PLANNED UNIT DEVELOPMENT USES:

Business - Miscellaneous

Commercial Plan Unit Development
Mixed-Use Plan Unit Development

CONDITIONAL USES:

Agriculture

Feed and Grain (*Sales Only*)

Business – Transportation

Taxi Service

Business – Miscellaneous

Day Care Facility (*Non-Home Based*)
Wholesale Business

Business – Vehicular Sales and Service

Automobile/Truck Repair
Gasoline Station

CONDITIONAL USES CONTINUED:

Public and Quasi-Public

Nonprofit or Governmental, Educational and Research Agencies

Residential

Assisted Living Facility
Dormitory
Nursing Home

Industrial

Bookbinding
Confectionery Products Manufacturing and Packaging
Electronics and Related Accessories - Applied Research and Limited Manufacturing
Engineering, Laboratory, Scientific and Research Instruments Manufacturing
Manufacturing and Processing of Athletic Equipment and Related Products
Motion Picture Production Studio
Printing and Publishing Plants for Newspapers, Periodicals, Books, Stationery and Commercial Printing
Signs and Advertising Display Manufacturing
Surgical, Medical, Dental and Mortuary Instruments and Supplies Manufacturing

DEVELOPMENT REGULATIONS IN THE B-4 DISTRICT

ZONE	MIN LOT SIZE (square feet)	MIN AVERAGE WIDTH (in feet)	MAX HEIGHT (in feet)	MAX FAR	MIN OSR	MIN FRONT YARD (in feet)	MIN SIDE YARD (in feet)	MIN REAR YARD (in feet)
B-4	2,000	20	None³	9.00	None	None	None	None

FAR= FLOOR AREA RATIO

OSR= OPEN SPACE RATIO

Footnote³ – In the AG, CRE, B-1, B-2, MOR and IN-1 Zoning Districts, and for residential uses in the B-3 and B-4 Districts, if the height of a building two stories or exceeds 25 feet, the minimum side and rear yards shall be increased as specified in Section VI-5.F.3 and Section VI-5.G.1, respectively. In the AG and CRE Districts, the maximum height specified in Table VI-3 shall not apply to farm buildings. However, the increased setbacks required in conjunction with additional height, as specified in Section VI-5, shall be required for all non-farm buildings.

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R-5 – MEDIUM HIGH DENSITY MULTIPLE FAMILY RESIDENTIAL ZONING DISTRICT

ZONING DESCRIPTION SHEET

According to Section IV-2 of the Zoning Ordinance, the purpose and intent of the R-5 Zoning District is as follows:

"The R-5, *Medium High Density Multiple-Family Residential District* is intended to provide areas for multiple-family dwellings at densities ranging up to medium high."

The following is a list of the Permitted Uses, Special Uses, Planned Unit Development Uses and Conditional Uses in the R-5 District. Permitted Uses are allowed by right. Special Uses and Planned Unit Development Uses must be approved by the City Council. Conditional Uses must be approved by the Zoning Board of Appeals.

PERMITTED USES:

Agriculture

Agriculture, Cropping

Business - Recreation

Country Club or Golf Course
Lodge or Private Club

Public and Quasi-Public

Church, Temple or Mosque
Elementary, Junior High School or Senior High School
Institution of an Educational or Charitable Nature
Library, Museum or Gallery
Municipal or Government Building
Park

Residential

Assisted Living Facility
Boarding or Rooming House
Dormitory
Dwelling, Community Living Facility, Category I, Category II and Category III
Dwelling, Duplex
Dwelling, Duplex (*Extended Occupancy*)
Dwelling, Home for Adjustment
Dwelling, Multifamily
Dwelling, Multiple-Unit Common-Lot-Line
Dwelling, Single Family
Dwelling, Single Family (*Extended Occupancy*)
Dwelling, Two-Unit Common-Lot-Line
Nursing Home

SPECIAL USES:

Public and Quasi-Public

Hospital or Clinic
Methadone Treatment Facility
Police or Fire Station
Principal Use Parking Garage or Lot

PLANNED UNIT DEVELOPMENT USES:

Business – Miscellaneous

Mixed-Use Planned Unit Development

Residential

Residential PUD

CONDITIONAL USES:

Agriculture

Artificial Lake of One (1) or More Acres

Business – Personal Services

Mortuary

Business – Miscellaneous

Day Care Facility (*Non-Home Based*)

Business – Professional and Financial Services

Professional and Business Office

CONDITIONAL USES CONTINUED:

Public and Quasi-Public

Electrical Substation

Residential

Bed and Breakfast, Owner Occupied

DEVELOPMENT REGULATIONS IN THE R-5 DISTRICT

ZONE	MIN LOT SIZE (square feet)	MIN AVERAGE WIDTH (in feet)	MAX HEIGHT (in feet)	MAX FAR	MIN OSR	MIN FRONT YARD (in feet)	MIN SIDE YARD (in feet)	MIN REAR YARD (in feet)
R-5	6,000	60	35	0.90	0.30	15⁹	5	5

FAR= FLOOR AREA RATIO

OSR= OPEN SPACE RATIO

Footnote⁹ – In the R-1 District, the required front yard shall be the average depth of the existing buildings on the same block face, or 25 feet, whichever is greater, but no more than 60 feet, as required in Sec. VI-5.D.1. In the R-2, R-3, R-4, R-5, R-7, and MOR Districts, the required front yard shall be the average depth of the existing buildings on the same block face (including the subject property), or 15 feet, whichever is greater, but no more than 25 feet, as required in Sec. VI-5.D.1. (Ord. No. 9596-58, 11-20-95)(Ord. No. 9697-154) (Ord. No. 2001-03-018, 03-05-01)

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R-6 – HIGH DENSITY MULTIPLE FAMILY RESIDENTIAL ZONING DISTRICT

ZONING DESCRIPTION SHEET

According to Section IV-2 of the Zoning Ordinance, the purpose and intent of the R-6 Zoning District is as follows:

"The R-6, High Density Multiple-Family Residential District is intended to provide areas for multiple-family dwellings at densities ranging up to high."

The following is a list of the Permitted Uses, Special Uses, Planned Unit Development Uses and Conditional Uses in the R-6 District. Permitted Uses are allowed by right. Special Uses and Planned Unit Development Uses must be approved by the City Council. Conditional Uses must be approved by the Zoning Board of Appeals.

PERMITTED USES:

Agriculture

Agriculture, Cropping

Business - Recreation

Country Club or Golf Course
Lodge or Private Club

Public and Quasi-Public

Church, Temple or Mosque
Elementary, Junior High School or Senior High School
Institution of an Educational or Charitable Nature
Library, Museum or Gallery
Methadone Treatment Facility
Municipal or Government Building
Park

Residential

Assisted Living Facility
Boarding or Rooming House
Dormitory
Dwelling, Community Living Facility, Category I, Category II and Category III
Dwelling, Duplex
Dwelling, Duplex (*Extended Occupancy*)
Dwelling, Home for Adjustment
Dwelling, Multifamily
Dwelling, Multiple-Unit Common-Lot-Line
Dwelling, Single Family
Dwelling, Single Family (*Extended Occupancy*)
Dwelling, Two-Unit Common-Lot-Line
Nursing Home

SPECIAL USES:

Public and Quasi-Public

Hospital or Clinic
Police or Fire Station
Principal Use Parking Garage or Lot

PLANNED UNIT DEVELOPMENT USES:

Business – Miscellaneous

Mixed-Use Planned Unit Development

Residential

Residential Planned Unit Development

CONDITIONAL USES:

Agriculture

Artificial Lake of One (1) or More Acres

Business – Professional and Financial Services

Professional and Business Office

Business – Miscellaneous

Day Care Facility (*Non-Home Based*)

Public and Quasi-Public

Electrical Substation

Business – Personal Services

Mortuary

Residential

Bed and Breakfast, Owner Occupied

DEVELOPMENT REGULATIONS IN THE R-6 DISTRICT

ZONE	MIN LOT SIZE (square feet)	MIN AVERAGE WIDTH (in feet)	MAX HEIGHT (in feet)	MAX FAR	MIN OSR	MIN FRONT YARD (in feet)	MIN SIDE YARD (in feet)	MIN REAR YARD (in feet)
R-6	6,000	60	See Note¹⁵	1.40	0.25	15	5	10

FAR= FLOOR AREA RATIO

OSR= OPEN SPACE RATIO

Footnote¹⁵ – In the R-6 and R-6B Districts, the maximum height is twice the distance from the street centerline to the face of the building.

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