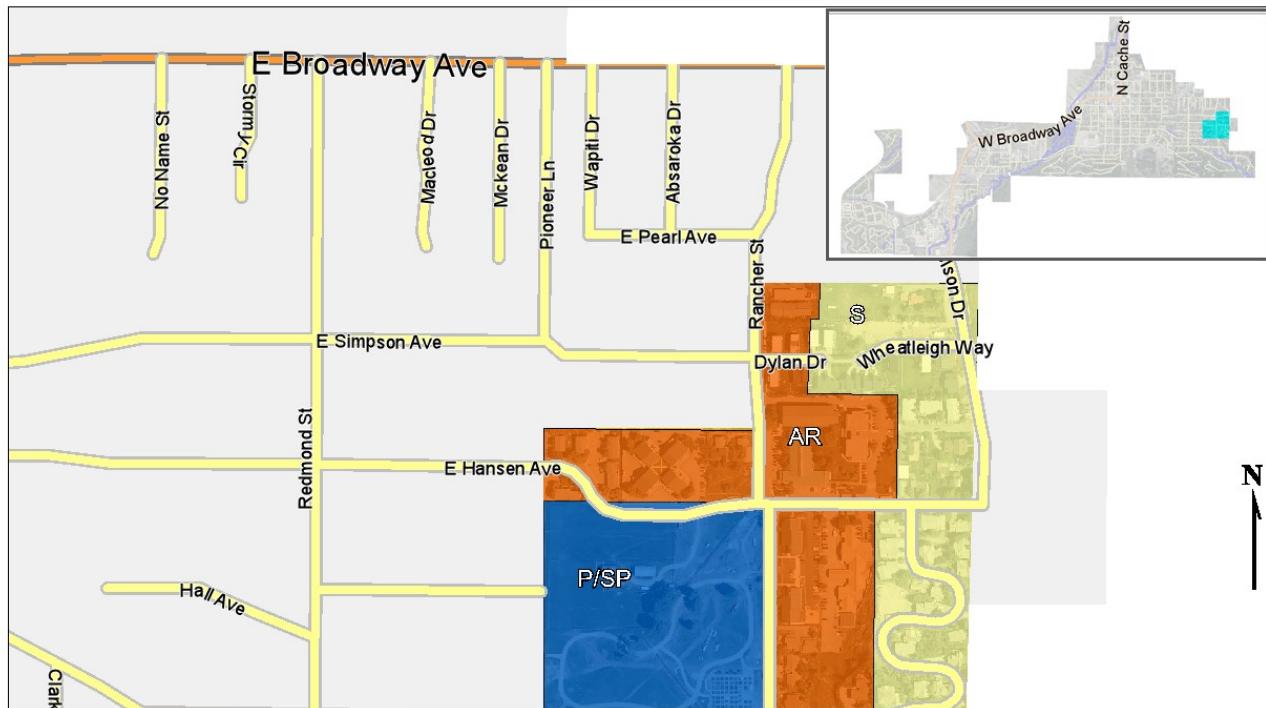


Subarea 3.4: May Park Area (STABLE) (existing zoning districts include SR, AR, PUDs). The goal for this stable subarea is to maintain the existing character and density, which is a mix of single-family, duplex, multi-family, senior housing and PUD developments, but to also allow targeted redevelopment consistent with the wide range of current neighborhood characters. Staff proposes to introduce a few new residential housing types and a few more residential zone districts to better meet workforce housing needs while still being consistent with existing character and density. See map:



Subarea 3.4: May Park Area		
Current Zone	Council Direction	Housing Types (proposed)
Suburban (S) <i>(allows a single family home and one attached or detached ARU depending on the size of the property)</i>	<ul style="list-style-type: none"> Because much of the S zoning in this subarea is a PUD (Daisy Bush) or other type of master plan approval (East Ridge), these S areas will keep existing densities. Other S properties along Nelson Drive will be considered for higher-density housing types, starting with tri-plexes but perhaps allowing higher-density multi-family as well. Single-family detached units will not be allowed and existing SF would be nonconforming. 	<ul style="list-style-type: none"> Keep existing – SF up to townhouse Triplex up to six-unit apt/lot.
Auto-Urban Residential (AR) <i>(Currently allows a SF detached unit and one attached and one detached ARU)</i>	The AR zoning in this subarea includes a wide variety of existing housing types and densities, including townhomes and large apartment complexes. So while redevelopment opportunities may be limited due to split ownership of	4-plex minimum, townhouses, apts up to FAR max.

Subarea 3.4: May Park Area		
Current Zone	Council Direction	Housing Types (proposed)
	projects, staff recommends that zoning be provided to allow similar or higher future densities should redevelopment occur. Single-family detached units will not be allowed.	
Planned Unit Development (PUDs) (Allows higher FAR and height than base zone)	No change in their approved densities. A modified PUD tool may be considered for certain larger properties in this subarea.	TBD
PARKING (Subarea 3.4)		
<p>Council Direction: Alternative A (private expense/high supply): Most parking to be provided by private sector when development happens; parking should be close and convenient; no winter on-street parking; no significant increase of public funding or maintenance responsibilities for parking.</p>		