

Analysis & Recommendations for Areas of Conflict in Uptown

Areas of potential conflict occur within several proposed historic districts in Uptown. These areas of conflict involve four land use designations:

Land Use Designation	Minimum Square Footage of Land Required Per Unit	Minimum Lot Size Required for Two Units
10-15 du/ac	2,904 sf (43,560/15=2,904)	5,808 sf
15-29 du/ac	1,502 sf (43,560/29=1,502)	3,004 sf
29+ du/ac	1,502 sf (43,560/29=1,502)	3,004 sf
Office/Commercial/Mixed Use (O/C/MU)	N/A	N/A

Potential District	Land Use Designation	Approx Average Lot Size* <small>(*Based on info from Zillow)</small>	Existing Condition & Character	Recommendations
Arnold & Choates (north)	10-15 du/ac 29+ du/ac O/C/MU	5,000	1-2 stories. Primarily single family, some single family with second units, and minimal intense multi-family and commercial. Constructed largely in the Craftsman period.	<p>Areas designated as 10-15 du/ac are currently zoned to allow 1 unit per 3,000 square feet with a maximum height of 30 feet (with limit of 16' at front 30% of lot). These lots are typically 5,000 square feet. Areas designated as 29+ du/ac are located at the east end of the district and are zoned to allow 1 unit per 1,000 square feet and both zones have a maximum building height of 40-50 feet. These lots are 5,000 – 10,000 square feet in size and contain primarily single family homes that occupy most of the lot and are identified as district contributors. Significant redevelopment pressure may be felt in this location. Areas designated as O/C/MU already contain commercial uses, including a portion of the West Lewis Street development (see North Florence Heights) and the market at the northwest corner of Fort Stockton Drive and Ibis. In general, retention of the land use designation and zoning is consistent with existing development, and should not adversely impact the district.</p> <p>The exception would be the 29+ du/ac area, where a reduction in allowable density may be warranted.</p>

Potential District	Land Use Designation	Approx Average Lot Size* <small>(*Based on info from Zillow)</small>	Existing Condition & Character	Recommendations
Arnold & Choates (south)	10-15 du/ac 29+ du/ac	5,000	Old single family homes, with some adaptive reuse and additional units added.	<p>Areas south of University with a land use designation of 10-15 du/ac are currently zoned to allow 1 unit per 3,000 square feet with a maximum height of 30 feet (with limit of 16' at front 30% of lot). Areas north of University with a land use designation of 29+ du/ac are currently zoned to allow 1 unit per 1,000 square feet with a maximum height of 40-50 feet.</p> <p>Retention of the land use designation and zoning is consistent with existing development, and should not adversely impact the district.</p>
Heart of Banker's Hill	29+ du/ac	3,600-5,500	Generally two story, multi- unit apartment buildings and some commercial.	<p>A very small portion of this district has an allowable density of 29+ du/ac (both sides of First Ave north of Upas). The underlying zoning allows for 1 unit per 800 square feet (7 units on a 5,500 square foot lot) with a maximum building height of 50-60 feet.</p> <p>This development may be slightly more intense than what is currently developed, but retention of existing structures would not deprive owner of reasonable use.</p>
Horton's Addition	29+ du/ac O/C/MU	5,000-10,000+	Highly eclectic in size, style, and use	<p>Areas designated as O/C/MU are located along 1st Avenue, 3rd Avenue and Laurel Streets with a variety of underlying commercial zoning. Remaining areas in the district are designated as 29+ du/ac with an underlying zoning that allows for 1 unit per 1,000 square feet with a maximum building height of 40-50 feet.</p> <p>Existing development (both historic and non-historic) is so varied in intensity that reducing allowable density may result in numerous non-conforming situations. In general, retention of existing land use designation is likely appropriate. In some instances this development may be slightly more intense than what is currently developed, but retention of existing structures would not deprive owner of reasonable use.</p>
John Sherman	29+ du/ac O/C/MU	5,000	2-3 story adaptively reused Victorian homes and apartment buildings	<p>The west side of the block is designated as 29+ du/ac, and the east side of the block is designated as O/C/MU. The underlying zoning on both sides allows for 1 unit per 1,000 square feet and both zones have a maximum building height of 40-50 feet.</p> <p>Retention of the land use designation and zoning is consistent with existing development, which is well-suited to adaptive reuse.</p>

Potential District	Land Use Designation	Approx Average Lot Size* <small>(*Based on info from Zillow)</small>	Existing Condition & Character	Recommendations
Marine View	10-15 du/ac 29+ du/ac	5,000-7,000	1-2 story single family homes, some with additional units. Many of the lots of 7,000 sf along Sutter and Bush Streets already appear to have two units.	<p>Areas of the district with a land use designation of 10-15 du/ac are currently zoned to allow 1 unit per 3,000 square feet with a maximum height of 30 feet (with limit of 16' at front 30% of lot). One parcel at the southwest corner of Goldfinch and Sutter has a land use designation of 29+ du/ac, and is currently zoned to allow 1 unit per 1,000 square feet with a maximum height of 40-50 feet. This parcel is currently developed with a bungalow courtyard consisting of at least 8 units.</p> <p>Retention of the land use designation and zoning is consistent with existing development, and should not adversely impact the district.</p>
North Florence Heights	O/C/MU	N/A	Neighborhood serving, historic commercial buildings	<p>This area already has two story commercial and mixed use development.</p> <p>Retention of this land use designation is appropriate, as is retention of the West Lewis Street Planned District Ordinance, which allows for development consistent with the current use and scale.</p>
Park Boulevard Apartment	15-29 du/ac	6,000 –10,000+	Two story apartment buildings, some on very large lots	<p>This area is currently zoned to allow 1 unit per 1,500 square feet with a maximum height of 30 feet.</p> <p>Retention of the land use designation and zoning is consistent with existing development, and should not adversely impact the district.</p>
Robinson Place	10-15 du/ac	<5,808 (2 over 5,808)	Single family homes; Spanish character; short front yard setback	<p>Reduce the allowable density to reflect single family character.</p> <p>This would only impact development potential on two lots, but redevelopment or increased development on these canyon lots to the current allowable density could adversely impact the district.</p>
West University Heights	10-15 du/ac	5,000-7,000+	Single family, single family with second unit, and multi-family development from a variety of eras.	<p>This area is currently zoned to allow 1 unit per 3,000 square feet with a maximum height of 30 feet (with limit of 16' at front 30% of lot). Quite a few properties already have multiple units, which would render them non-conforming with a change in land use density or zoning.</p> <p>Retention of the land use designation and zoning is consistent with existing development, and should not adversely impact the district. Policy language in the plan update encouraging retention of existing homes and incorporation of new units at the rear may be warranted.</p>