



# CITY OF BELMONT

## PLANNING & ZONING

### Application number: TA-2022.05 Apartment Building Form

**Request:** Reconsider the text amendment and forward a recommendation to the City Council.

**Background:** The planning and zoning board heard this request at its November public meeting. After a lengthy discussion, the board tabled the conversation:

- Requesting information on potentially impacted properties; and
- Would prefer to see this topic addressed concurrently with the “missing middle” housing discussion to not eliminate a type of housing without alternatives.

A review of the section 20.2 (4) of the Land Development Code (LDC) states the following:

#### *4. Planning Board Review and Consistency Statement*

*“Once the petition is complete, the Planning Director shall refer the petition to the Planning Board for review and recommendation to the City Council. The Planning Board shall have a maximum of forty (40) days from the date of the first meeting to make such recommendation. If a recommendation is not made during said time period, the application shall be forwarded to the City Council without a recommendation from the Planning Board.”*

The 40-day timeline would set a December 27<sup>th</sup> recommendation date to the council. The council’s next public meeting is January 2, 2023. Based on the planning board recommendation, staff offers the following information:

- Number of potentially effected properties:
  - There are at least 15 properties that would be impacted by their existing buildings becoming non-conforming within their existing zoning classification.
  - The removal of the apartment building form will also affect approximately 30 parcels as a building form choice. This does not include potential rezone requests within small area plans, such as the Center City plan, that have been visioned in the future as having the potential for the apartment building form.
- Concurrent discussion with other building forms for multi-family: This should be a larger community discussion to consider the appropriate location for these other building types, and the actual building type form.

- Current regulations would require all projects with a proposed multi-family building form to process a conditional zoning request, except within the IC-D and H-C zones.

We have attached the November PB report as attachment A for your review and consideration.

**Planning Board Action:** Receive information and provide a recommendation to city council.

Attachment A – November Staff Report