



Changes to the OPR-E Zoning Proposal

Presentation to Planning Commission

March 8, 2022

Timeline

- September 21, 2021 – OPR-E legislation introduced
- September 24, 2021 – Petition for public hearing filed
- October 5, 2021 – City Council held a public hearing
- October 13, 2021 – Council amended legislation & referred to Planning Commission
- November 29, 2021 – NDAM hosted by OPDC
- December 7, 2021 – Planning Commission briefing



Timeline (cont'd)

- January 3, 2022 – Mayor Gainey takes office
- January 11, 2022 – Request for first 30-day continuance
 - January 25, 2022 – Meeting with OPDC
 - January 27, 2022 – Meeting with OBID
 - February 2, 2022 – Community listening session
- February 8, 2022 – Request for second 30-day continuance





OPR-E compared to UC-MU

Changes in Scope

- Decrease in overall footprint for district
 - Elimination of McKee Place & Louisa Street
 - Removal of Zulema Park
- Reduction to allowable uses
- Inclusion of residential compatibility & building design standards
- Limiting surface parking to accessory use
- Instituting prerequisites for performance points
 - MWBE efforts
 - Energy consumption



Changes to Performance Points

- Existing Points from the Zoning Code (915.07.D)
 - On-Site Energy Consumption*
 - On-Site Energy Generation
 - Affordable Housing*
 - Rainwater
 - Building Reuse
 - On Site Public Art
- Proposed Points in UC-MU
 - Equitable Development – Workforce
 - Fresh Food Access

**Modified as noted in the draft zoning text*





Additional Public Benefits

Public Benefits Agreement

- Participation in HACCP PBV program for 10% of multi-family residential units
- Funding for workforce development
- Commitment to:
 - Union construction labor
 - LEED certification
 - Transportation optimization
 - Universal Design
- Acknowledgement of potential IZ-O expansion





Thank You!

WE APPRECIATE YOUR TIME