

September 10, 2024

To: Members of the Equitable Growth and Housing Committee
From: Sheryl M. M. Long, City Manager
Subject: Emergency Ordinance – Approving a Major Amendment to the Concept Plan and Development Program Statement Governing Planned Development No. 38

202401927

Transmitted is an Emergency Ordinance captioned:

APPROVING a major amendment to the concept plan and development program statement governing Planned Development No. 38 to change the density and uses permitted within the planned development to allow for greater density and to facilitate the construction of a new multi-family residential development at 1931 E. Seymour Avenue in the Bond Hill neighborhood.

The City Planning Commission recommended approval of the designation at its August 16, 2024 meeting.

Summary

MBL DerbyCity Development LLC, on behalf of LDG Development, has submitted an application for a Major Amendment to the Concept Plan and Development Program Statement for Planned Development #38 – The Villages of Daybreak in Bond Hill. This request is to facilitate the construction of a 150-unit affordable housing development using LIHTC credits at 1931 E. Seymour Avenue. The currently approved Concept Plan and Development Program Statement proposes 43 attached condominium units, which were never developed. The site is currently vacant.

The City Planning Commission recommended the following on August 16, 2024 to City Council:

ADOPT the Department of City Planning and Engagement Findings as detailed in this report; and

APPROVE the proposed Major Amendment to the Concept Plan and Development Program Statement for Planned Development #38 (PD-38), The Villages of Daybreak, as outlined in this report.

cc: Katherine Keough-Jurs, FAICP, Director, Department of City Planning and Engagement

September 10, 2024

To: Office of the Clerk of Council

From: Katherine Keough-Jurs, FAICP, Director, Department of City Planning & Engagement
SAT FOR KKJ

Copy: Gabrielle Couch, City Planner

Subject: Emergency Ordinance – Approving a Major Amendment to the Concept Plan and Development Program Statement Governing Planned Development No. 38

The above referenced emergency ordinance is ready to be scheduled for Council Committee. This item requires a public hearing following a required 14-day notification period by mail and in the City Bulletin. The item has been requested for the September 10, 2024 meeting of the Equitable Growth and Housing committee.

Included in this submission are the following items:

- 1) The transmittal letter;
- 2) A copy of the City Planning Commission staff report dated August 16, 2024;
- 3) The Emergency Ordinance approving a major amendment to the concept plan and development program statement governing Planned Development No. 38;
- 4) Mailing labels for the notice of the Committee meeting and;
- 5) A copy of the mailing labels for your records.