

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