

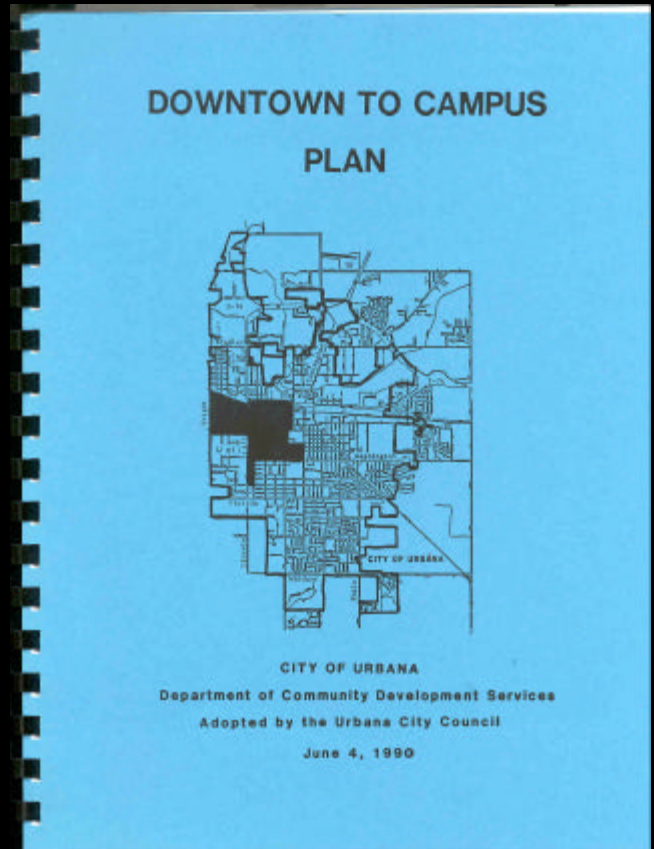
Overview of the M.O.R.

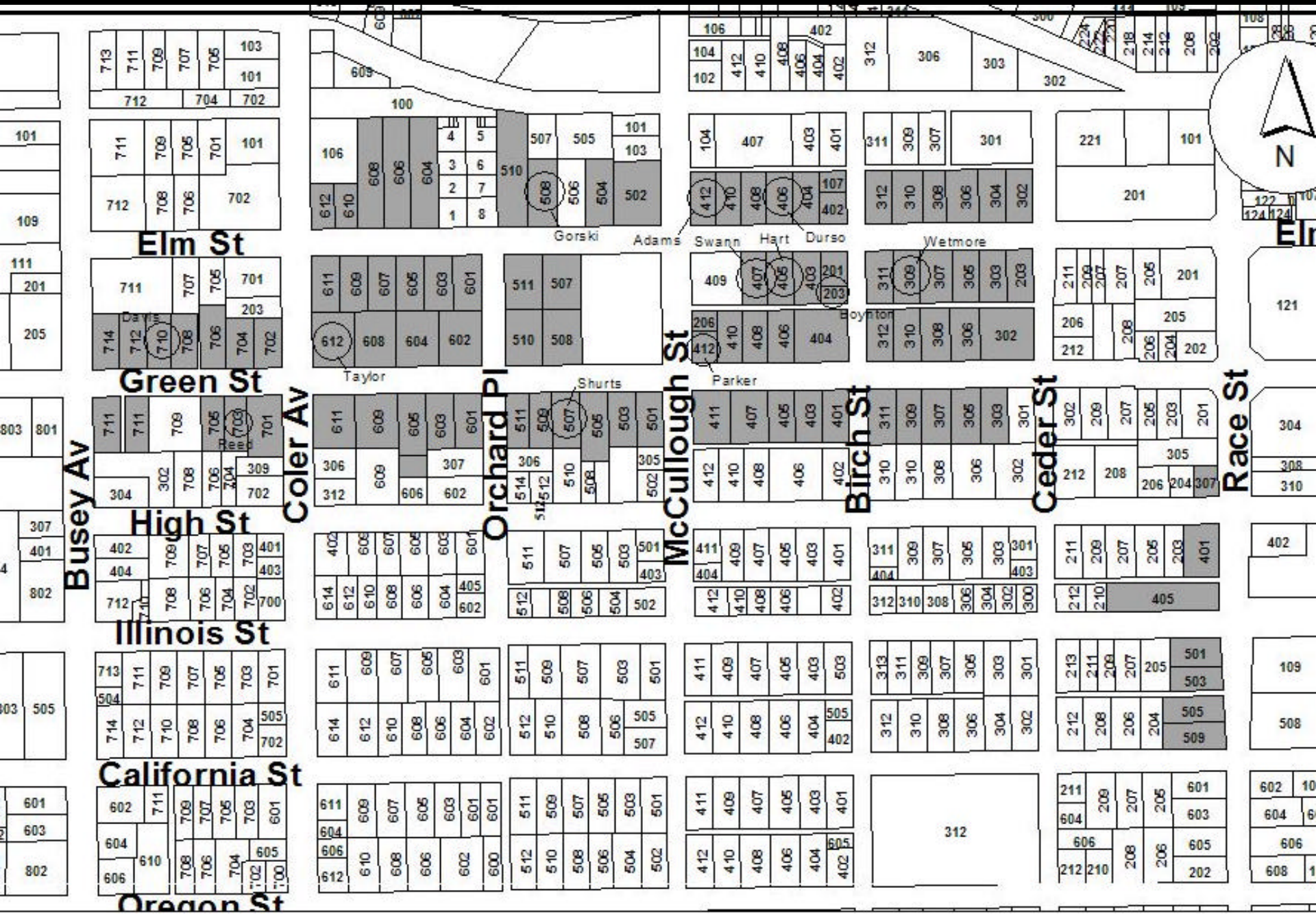


Mixed-Office Residential Zoning District

M.O.R. Zoning District

- 1991 Downtown to Campus Plan
- Transition Zone allowing multi-family and commercial uses
- Intended to foster adaptive reuse of old structures into small scale businesses, offices and residential units.
- Review of projects by Development Review Board





Mixed-Office Residential

Intent Statement: *Zoning Ord. IV.2.H*

“Provide for a limited variety of business, office, and residential land uses in proximity to low density residential dwellings in order to promote the economic viability and preservation of older residential structures while protecting the aesthetic and residential character of the area. The development regulations and permitted uses make this district suitable for properties which may no longer be viable as strictly residential uses but are located in a residential setting.”

Mixed-Office Residential

Intent Statement cont.: *Zoning Ord. IV.2.H*

“This district is intended to encourage the adaptive re-use of these while also allowing compatible new development. The MOR is also intended to promote the conservation of buildings and neighborhoods, which in combination or individually, are of unique community and neighborhood significance.”

Activity in the M.O.R.

1991 - 2002

- **3 New multi-family developments**
- **6 Major Remodels**
- **4 Demolitions**

604.5 W. Elm Street
606.5 W. Elm Street



712 West Green Street



308 West Green Street





404 West Green Street

Timothy John's Salon

511 West Green Street
Christian Counseling Center





**312 West Green Street
Lindley House B&B**



612 West Green Street

The Ricker House





1st Presbyterian Church Parking Lot

Funeral Home Demolition



Other Developments on the Corridors

Not in M.O.R. District



Recent Proposals - 2003

611 W. Green Street



605 W. Green Street



**701 West
Green Street**

611 West Green Street



605 West Green Street



701 West Green Street



MORatorium

Petition to City Council / Two Requests:

- 1. Citizen Representation on DRB**
- 2. Ability for DRB to review Design and Architectural Features**

Four-month moratorium enacted.

July 21, 2003 – November 21, 2003

Goals of MORatorium

1. Change the DRB Process

Change make-up of Board – Citizen, Architect

Alter voting structure and requirements

Allow consideration of architectural features

Rewrite Review Criteria

2. Incorporate Design Guidelines

Compatibility with neighborhood

Make design intentions clear to developers and residents

Strengthen the long term viability of development

Changes to the DRB

Purpose as Currently Stated:

“Review and Approve or Disapprove all site plans for changes to uses in existing structures, for additions for exterior remodeling or existing structures, and for construction of new structures and parking areas in the MOR District.” Zoning Ord. XI-12.B

Development Review Board

Existing Composition

1. Zoning Administrator or Representative
2. City Planner or Representative
3. City Engineer or Representative
4. City Arborist or Representative
5. Building Safety Division Manager or Representative

Review Criteria

Zoning Ord. XI-12.D

1. Will the proposed land use conform with the purpose of the MOR District as stated in Section IV-2-H, and with the table of permitted uses listed in Table V-1? Will the project design be harmonious with adjacent land uses and the character of the surrounding neighborhood?
2. Will the proposed site plan and structure(s) conform to the development regulations in Article VI? Will the proposed site plan be compatible with the surrounding neighborhood? Will the proposed use overburden the capacities of existing streets, utilities, sewers and other public facilities?

Review Criteria

3. Will the location, orientation, setbacks, spacing and placement of the structure(s) harmonize with the surrounding neighborhood and minimizes the impact of their use and bulk on adjacent properties?
4. Will drives and parking areas be located, designed and controlled to move traffic conveniently and safely in a manner which minimizes traffic friction, noise and visual impacts?
5. Will adequately sized and designed parking areas be located to meet the requirements of Article VIII except as modified by the Development Review Board?

Review Criteria

6. Will safe and convenient provisions for the movement of handicapped persons and parking for the vehicles of the handicapped be accommodated in the project design in conformance with the requirements of the State of Illinois?
7. Will the project design encourage the preservation of natural features such as mature trees and other healthy vegetation?
8. Will the project design conform to the sign regulations in Article XI?
9. Will the location and construction of fencing and screening conform to the requirements of the Urbana City Code?

Review Criteria

10. Will the project design conform to customary engineering, site development and site landscaping standards?
11. Will landscaping berms, fences and/or walls be provided to screen adjacent properties from possible negative influences that may be created by the proposed use?
12. Will the design of drives and parking areas result in a minimum area of asphalt or concrete? Will drainage be provided in conformance with the requirements of the Urbana City Code?

Review Criteria

13. Will the location of exterior trash dumpsters, storage areas and loading areas be screened from adjacent properties and streets? Will exterior lighting be directed away from adjacent structures?

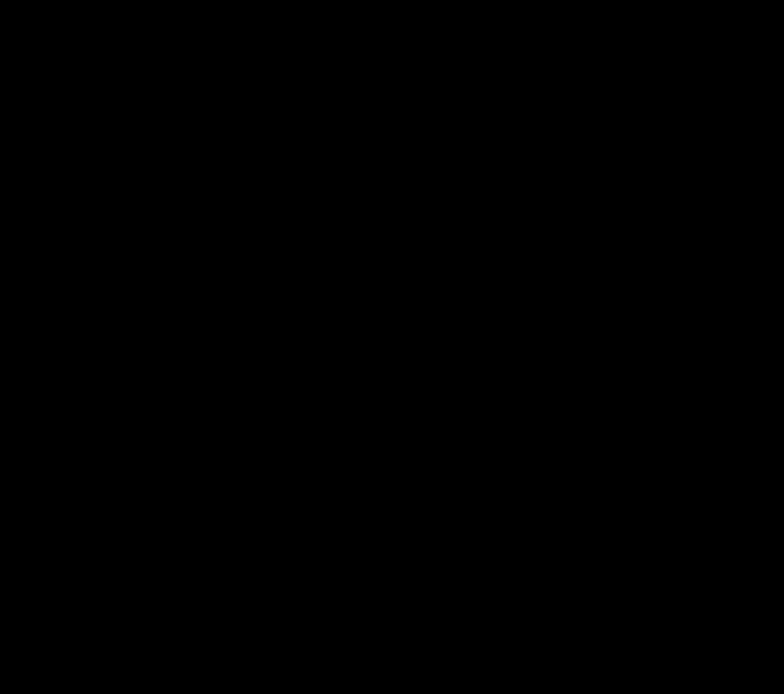
The Development Review Board shall not consider the architectural style, appearance, color, building materials, or architectural details of the structure in reviewing a proposed site plan except as such factors affect the placement of the building, drives and parking areas on the site.

Design Compatibility

- Architectural design important to determine compatibility











Unacceptable



Acceptable



Unacceptable



Acceptable



Relax
1928-1929



Design Guidelines

- A guide for DRB, Residents and Developers
- Address more general aspects including orientation of structure, massing, scale
- Address architectural features.
- Assistance from Historic Preservation Commission

*How large can a development be in
the MOR?*

Factors Limiting Structure Size in MOR:

- **The 8,500 square foot rule**
- **Floor Area Ratio (FAR)**
- **Open Space Ratio (OSR)**
- **Setbacks**

The 8,500 square foot rule

In the MOR, the maximum allowed buildable area of a lot shall be 8,500 square feet for purposes of calculating floor area ratio and open space ratios.

In other words.....


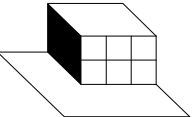
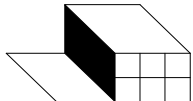
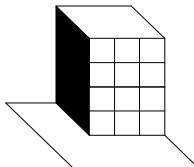
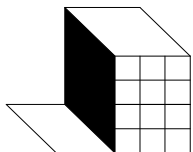
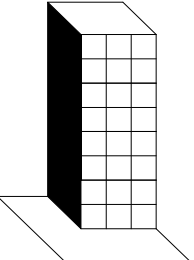
No matter how big the size of the lot, only 8,500 square feet of that lot can be used when determining building size.

Floor Area Ratio (FAR)

Gross Floor Area of building divided by the lot area.

Floor Area Ratio

Formula: $\frac{\text{Floor Area}}{\text{Lot Area}} = \text{Floor Area Ratio}$

<u>E.A.R.: 0.50</u>		
<u>F.A.R.: 1.00</u>		
<u>F.A.R.: 2.00</u>		

Open Space Ratio (OSR)

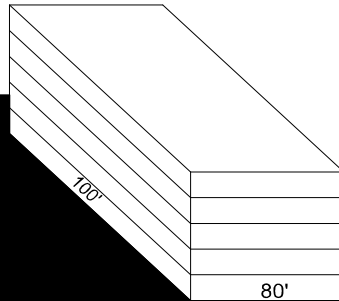
Open space on the lot divided by the gross floor area.

Open Space Ratio

$$\text{Formula: } \frac{\text{Open Space}}{\text{Floor Area}} = \text{Open Space Ratio}$$

Lot Area: 24,000 sq. ft.
Each Floor: 8,000
Floor Area: 40,000
Open Space: 13,000

$$\text{OSR} = \frac{(21,000 - 8,000)}{40,000} = .325$$

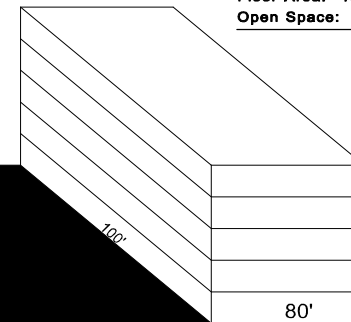


140' - 0 "

Lot Area: 21,000 sq. ft.
Each Floor: 8,000
Floor Area: 40,000
Open Space: 12,000

(21,000 - 8,000)
for bldg. - 1,000
non-usable

$$\text{OSR} = \frac{12,000}{40,000} = .30$$



140' - 0 "

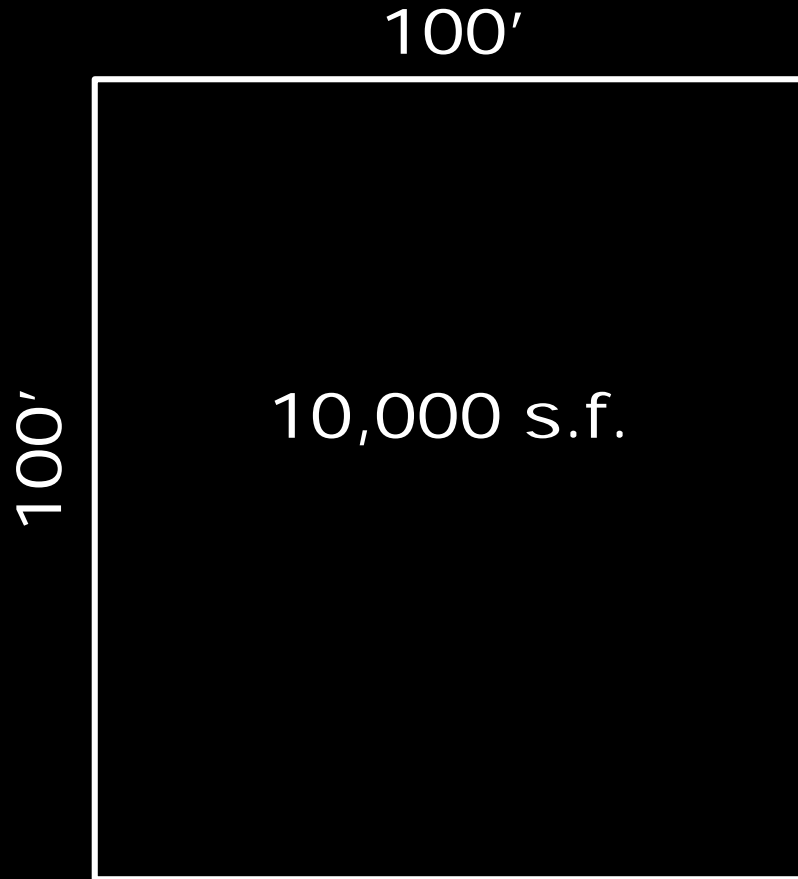
Setbacks

Average Front Yard Setback with 25-foot cap.

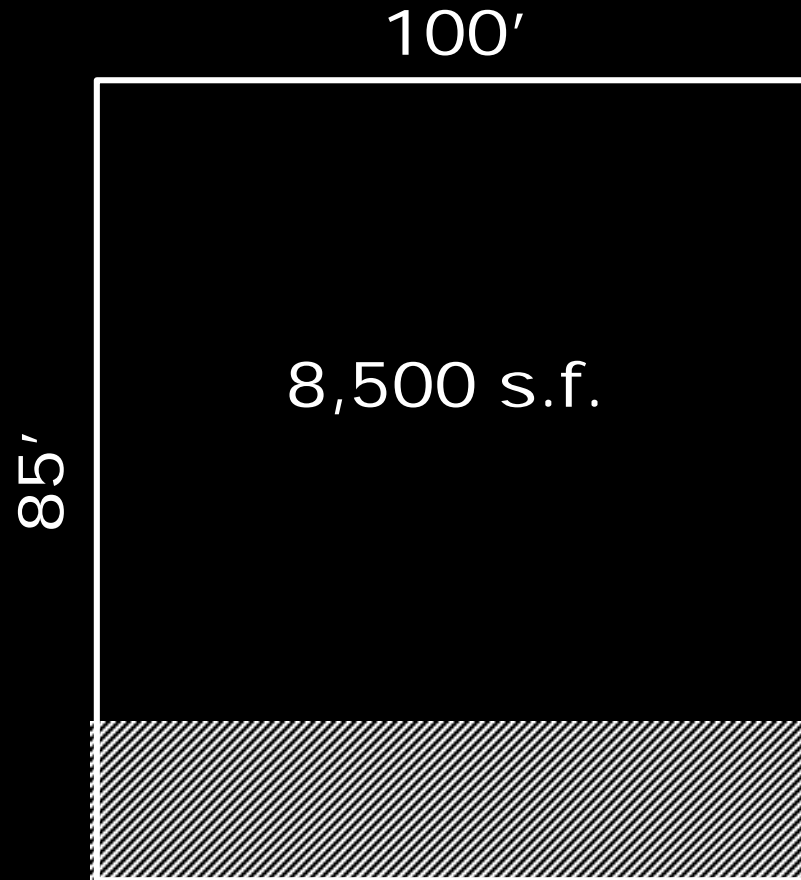
Side Yard Setback – 7(17)'

Rear Yard Setback – 10'

Lot Development Example.....



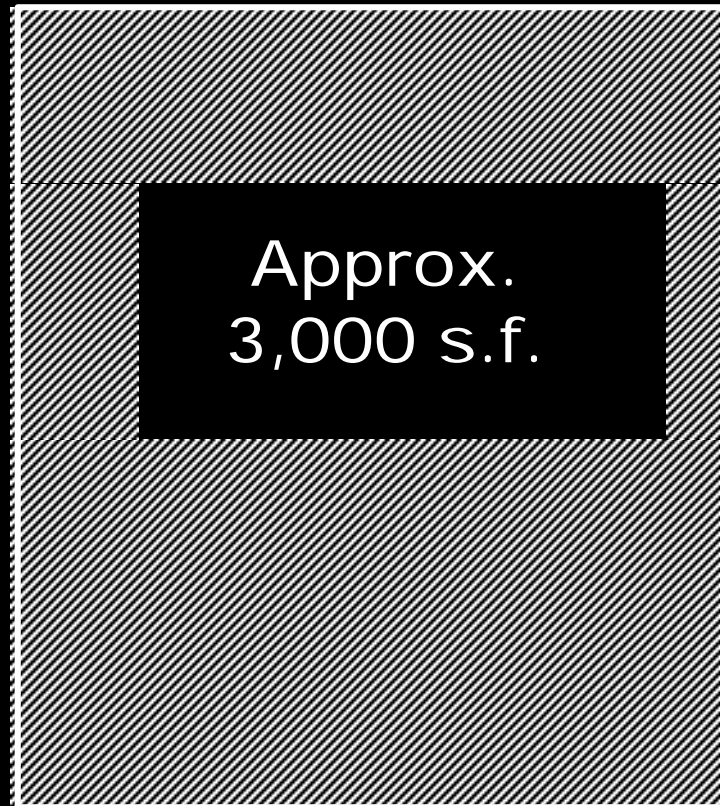
Factor in 8,500-square foot rule.....



Factor in Floor Area Ratio (.70).....



Factor in Setbacks.....



Campus Oaks





NEW LEASING UNIT
334-1418

RENTAL INFORMATION
CALL 334-1418

WWW.CITYOFMILWAUKEE.ORG

712 West Green Street



Previous Attempt at Revision

- 1997-1998 Task Force
- Proposed changes
 - Name Change, Alter Intent Statement
 - DRB Composition
 - Review Criteria
 - Variances
 - Different levels of review for apartments depending on # of units
- Stalled after Plan Commission review

Next Steps

- Text Amendment to Revise Zoning Ordinance pertaining to the DRB and Process (October 9th Hearing)
- Allow DRB to consider architectural features
- Draft Design Guidelines with assistance from Historic Preservation Commission (October – November)