Amendment 3 to Council Bill 61-2017

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Amendment No. 3

1   (*This amendment proposes to create Housing Unit Allocation flexibility for*

2   *developments in Downtown Columbia.*)

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4   On page 2, in line 29, strike "*Subsection (b)(3)*" and substitute "*Subsections (b)(3) and*

5   *(6)*".

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7   On page 7, in line 5, insert:

8   "(6)   Downtown Columbia Housing allocations. To encourage the revitalization of

9   Downtown Columbia, beginning in fiscal year 2011 the number of housing unit

10   allocations shall be increased to provide allocations consistent with the phasing

11   progression in the adopted Downtown Columbia Plan as follows:

12   (VI)   REDISTRIBUTION OF HOUSING UNIT ALLOCATIONS WITHIN AN APPROVED

13   FINAL DEVELOPMENT PLAN IS PERMITTED WITHIN THE FIRST FOUR YEARS OF

14   THE FINAL DEVELOPMENT PLAN PHASING WITHOUT BEING SUBJECT TO

15   SECTION 16.1104(B) OR RETESTING FOR HOUSING UNIT ALLOCATIONS AND

16   ADEQUATE SCHOOL FACILITIES PROVIDED:

17   a.   THE TOTAL NUMBER OF HOUSING UNIT ALLOCATIONS APPROVED BY

18   THE FINAL DEVELOPMENT PLAN IS NOT EXCEEDED;

19   b.   MILESTONES ARE SATISFIED FOR ALL PLAN PROCESSING;

20   c.   THE REDISTRIBUTION OF UNITS COMPLIES WITH THE DOWNTOWN

21   REVITALIZATION PHASING PROGRESSION REQUIREMENTS; AND

22   d.   ALL NECESSARY CEPPA REQUIREMENTS HAVE BEEN MET.

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1   THE REDISTRIBUTION OF UNITS MAY BE SUBJECT TO RETESTING FOR ADEQUATE

2   TRANSPORTATION FACILITIES IF THE DEPARTMENT OF PLANNING AND ZONING, IN

3   CONSULTATION WITH THE DEPARTMENT OF PUBLIC WORKS, FINDS IT APPROPRIATE

4   TO RETEST BASED ON THE NUMBER OF UNITS BEING REDISTRIBUTED AND EXISTING

5   CRITICAL LANE VOLUME.

6   AFTER THE FIRST FOUR YEARS OF THE FINAL DEVELOPMENT PLAN PHASING, ANY

7   REDISTRIBUTION OF HOUSING UNIT ALLOCATIONS WILL REQUIRE REPHASING UNDER

8   SECTION 16.1104.(B).

9   ([[vi]]VII) Allocations will become permanent upon the recordation of the

10   approved final development plan, and will remain valid provided the

11   developer continues to meet all required milestones.".

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