

**Planning and Zoning Commission Work Session Minutes
November 21, 2024
Conference Room 1A & 1B - 1st Floor City Hall**

Call to Order

Commissioners Present –Brodsky, Geuea Jones, Loe, Ortiz, Placier, Stanton, Walters, Williams, Wilson
Commissioners Absent – None
Staff Present – Kraus, Kunz, Teddy, Palmer

Introductions

None

Approval of Agenda

Meeting agenda adopted unanimously

Approval of Minutes

The November 7, 2024 work session minutes approved unanimously

Old Business

A. Residential Lot Analysis

Mr. Kunz presented spatial analysis he compiled with regards to the composition of residential structures in relation to their zoning districts, and comparing inner loop (bounded by I-70, Stadium Boulevard, and Highway 63) development with development outside the loop. He noted that City geospatial data does not distinguish between single-family and two-family homes, so they are combined in all current maps.

Highlights from Mr. Kunz’ analysis in regards to residential zoning composition are as follows:

- R-MF zoning is heavily concentrated within the inner loop.
- R-1 and PD zoning are predominant outside the loop.
- Residential structures are, on average, 500 square feet smaller inside the loop.
- Comprehensive up-zonings in the past have not significantly influenced land use patterns, so R-MF zoning is under-utilized within the loop. The primary use is single-family in historic neighborhoods such as Benton-Stephens, North-Central, and East Campus.

After viewing the presentation, Mr. Kunz was able to manipulate the mapping data to answer questions posed by the Commission. Commissioners then asked for an updated map indicating lot coverage for lots with single-family structures. This will require distinguishing between the primary structures and any other structures on each lot. Commissioners also suggested removing dormitories from the dataset given they typically have significantly larger footprints and sit on larger lots. Commissioners asked that future analysis focus on lots for which the small lot standards would apply; lots fewer than 5,000 square feet and/or less than 60 feet in width.

Adjournment

Meeting adjourned at 7 pm.

Actions taken:

Motion made to approve the agenda as submitted by Commissioner Loe and seconded by Commissioner Placier. Motion made to approve the November 7, 2024 work session minutes as presented by Commissioner Placier and seconded by Commissioner Wilson.