



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: July 6, 2021

Re: Planning and Zoning Commission Correspondence – UDC Text Amendment Authorization (Report)

Executive Summary

Approval of this request will authorize the Planning and Zoning Commission to add an additional UDC text amendment project to its work program. The additional project would be to research and prepare revised and new regulatory standards addressing residential development density and lot area coverage standards. This activity is believed timely given the UDC's limited direction provided on these matters and is seen as a potential way to streamline the development approval process to better address and bring to market housing options that meet the needs of the community and support the goals and objectives of the Comprehensive Plan.

Discussion

Attached please find correspondence prepared by the Planning and Zoning Commission seeking authorization to add an additional UDC text amendment project to the work program. This request has been precipitated by recent challenges in the review and approval process for several residential developments proposing alternative housing types within the developed and developing portion of the City.

The Commission believes authorization to engage in a more detailed study of residential development density and lot area coverage would result in the development of revised and new regulatory standards that may provide greater guidance on when and under what circumstances alternative lot sizes and densities could or should be considered. The UDC presently provided limited guidance on these matters and engaging in the research may alleviate this issue as well as provide more "fact-based" decision making in the land use change and development process.

The memo also identifies how this new assignment, if authorized, would be integrated with the Commission's other work program topics and what work program topics it will be working on over the upcoming six months.

Fiscal Impact

Short-Term Impact: None.

Long-Term Impact: None



Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Not Applicable, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Livable & Sustainable Communities, Tertiary Impact: Not Applicable

Legislative History

Date	Action
N/A	N/A

Suggested Council Action

Submitted on behalf of the Planning and Zoning Commission.