

Date: May 16, 2024
To: Planning and Zoning Commission Members
From: Patrick R. Zenner, Development Services Manager
Re: Small Lots – Proposed use-specific standards/UDC amendments

During the April 4, 2024 work session, Commissioners discussed the development of use-specific standards that would be applicable when new developments containing small lots were proposed. At the April 18, 2024 work session, staff presented proposed use-specific standards addressing the topics of “lack of open space” and “lack of diversity”. Staff continues to review the UDC for locations or cross-references to existing provisions that may be capable of being modified to address the remaining four topic areas shown below.

1. Avoid having parking requirements drive the form of development.
2. Encourage “cohesion” within and between developments such that differences in scale are minimized.
3. Encourage variety in housing styles and topologies (i.e missing middle, bungalow court, MUSE).
4. Require installation of sidewalks and street trees to activate the frontage and create “desired” walkability.

Item #1 from the list above is fleshed out within the attached “Discussion Document”. Additionally, staff has reviewed the calculations for the requirement of common open space and has several recommended options to discuss with the Commission prior to circling back to refine what has been proposed. Staff will share those options during the upcoming work session.

Please contact me if you have questions.