



**Date:** February 17, 2025  
**To:** Planning and Zoning Commission Members  
**From:** Patrick R. Zenner, Development Services Manager  
**Re:** UDC Text Amendment – Small Lot Use-Specific Standards

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Attached is the updated **working draft** (dated 2-17-25) of the “Small Lot” use-specific standards. This updated version includes previously discussed provisions with side-margin notes and **proposed** provisions addressing the final use-specific standard the Commission requested staff evaluate. The **proposed** provisions, staff commentary, and side-margin notes appear under the heading:

**“Require installation of sidewalks and street trees to activate roadway frontages to create “walkability”**

The desired objective for the upcoming work session is to complete the evaluation of the January 23, 2025 presented provisions and, time permitting, discuss the newly added provisions noted above. Staff looks forward to this upcoming discussion and any guidance that it receives.

Should any Commissioner have questions, please do not hesitate to contact me.

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