



**Date:** February 3, 2023  
**To:** Planning and Zoning Commission Members  
**From:** Patrick R. Zenner, Development Services Manager  
**Re:** Potential UDC Text Change – Small Lot Development

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This item originally appeared on the Commission January 19, 2023 work session agenda. Due to Commissioner Loe's absence, discussion on the matter was delayed to allow her to be present given the supporting documentation was prepared by her. This item was asked to be brought forward as a result of discussion at the January 5, 2023 regular PZC meeting surrounding Case # 08-2023, a proposed R-2 rezoning to 'unlock' cottage-standards. As discussed, the current regulatory procedure only permits "cottage-style" lots as an "optional development standard" within the R-2 zoning district via approval by the Board of Adjustment.


This procedure, as expressed by the Commission, creates challenges for applicants to assure adjoining property owners that development of duplexes on property seeking R-2 rezoning is not the actual purpose of such a rezoning request. There was also discussion that adjusting the UDC to accommodate other lot area variations may be warranted to create opportunities allowing for infill development and alternative housing typologies. Discussion during the "Comments of the Commission" section of the agenda included reference to research (see attached) performed by Commissioner Loe several years earlier that identified several possible options that could be explored relating to this topic.

As discussed in work session on January 19, seeking proper authorization from the City Council on devoting significant Commission resources to this matter needs to be obtained. While such authorization has not yet been received, staff believes it is appropriate to bring all current Commissioners up-to-speed on what research Commissioner Loe has compiled. This will be the purpose of discussion for the upcoming work session.

Additionally, it was discussed that the revisions resulting in the creating a new zoning designation for cottage-style development and the transfer of the approval of cottage development from the Board of Adjustment to the Planning Commission/Council process should be pursued. Staff is working on this revision and hopes to provide a 'high-level' overview of its thoughts at the upcoming work session as well.

Please let me know if you have questions.

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