



Date: January 13, 2023
To: Planning and Zoning Commission Members
From: Patrick R. Zenner, Development Services Manager
Re: Potential UDC Text Change – Small Lot Development


As part of the January 5, 2023 Regular Commission meeting there was discussion of the potential need to revise the UDC to address the current procedures for allowing small lot development, specifically “cottage-style” lots, in association with Case # 08-2023. 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 lots 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.

At the conclusion of commissioner comments, staff was asked to place this topic on the January 19 work session agenda as a placeholder for discussion. Given the current housing issues being faced by the City, Commissioners believe it was the appropriate time to re-launch discussion on this topic. Staff acknowledged that it had been contemplating bringing forward proposed changes as well and welcomed the opportunity to discuss the possible regulatory changes.

Please let me know if you have questions.

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