

Date: June 15, 2024
To: Planning and Zoning Commission Members
From: Patrick R. Zenner, Development Services Manager
Re: Small Lots – Proposed use-specific standards/UDC amendments

The following topics relating to potential UDC text changes or new use-specific standards remain to be prepared by staff of future discussion with the Commission. In addition to the following topics, staff will be reviewing the “subdivision” provisions of the UDC to determine where potential amendments may be necessary. A topic list containing those revision will be developed at a later work session.

1. Encourage “cohesion” within and between developments such that differences in scale are minimized.
2. Encourage variety in housing styles and topologies (i.e missing middle, bungalow court, MUSE). **It is critical to recall, that the current regulatory development effort is focused solely on creating the opportunities to increase single-family detached housing production.**
3. Require installation of sidewalks and street trees to activate the frontage and create “desired” walkability.

In the process of beginning to considered how to address item # 1 from the above list staff needs additional clarification from the Commission with respect to creating “cohesion”. In considering possible options to address this request and based on other concerns raised by the Commission about developing provisions that unnecessarily add to development costs and may result in creating neighborhoods of exclusivity, it is believed clarity on what “cohesion” in this project’s context is essential.

Staff sees this issue as potentially taking two or maybe three paths. The first path would be to establish standards for “cohesion” **internally** within new subdivisions containing a variety of small lots based on the lot size “bands” previously discussed. The second path would be to establish standards for “cohesion” that would apply to the **periphery** of a subdivision (could be one lot or many) in which small lots adjoin other development that conforms to the standards dimensional requirements of the respective zoning district. And finally, the third path could be a combination of both the first and second paths.

Depending on what the underlying intent is with the concept of “cohesion”, staff will need to review what is possible within each of the lot size “bands” to determine if current regulatory standards can be used to address potential concerns or if new provisions may need to be created. In preparing for the June 20 work session, it became apparent to staff that what was being sought in the way of regulatory guidance may be unnecessary given how the City currently approaches single-family development adjoining each other within its various residential districts. This is to say that current regulatory requirements are based on land use incompatibility (i.e. residential adjoining commercial) not on “density” incompatibility which is what is being created by the proposed regulatory changes.

Staff looks forward to the upcoming work session and its discussion. Please contact me if you have questions.

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