

Planning and Zoning Commission Work Session Minutes
June 22, 2023
Conference Room 1A & 1B - 1st Floor City Hall

Call to Order

Commissioners Present –Carroll, Dunn, Ford, Loe, MacMann, Placier, Stanton, and Wilson
Commissioners Absent – Geuea Jones
Staff Present – Kelley, Palmer, Teddy, Thompson, and Zenner

Introductions

Approval of Agenda

Meeting agenda adopted unanimously

Approval of Minutes

No June 8 work session.

Old Business

A. R-C (Residential Cottage) District – Discussion (continued)

Mr. Zenner re-introduced the topic and noted that he would talk about a recent request of the City Council that may result in a slight detour relating to moving forward with the creation of the new district. He also indicated that it was staff's intent to try to focus on the details of the permissible uses, in addition to cottage housing, that would be allowed in the new district as well as try to address some use-specific standards.

Mr. Zenner began by explaining some of the background of why the R-C district was being prepared as context for Commissioner's Dunn and Ford. He noted that as part of creating the R-C new district there would be amendments to the exiting R-2 and R-MF districts that would allow "cottage" lots between 30-59 feet in width. By creating this option, there would be a means by which to allow existing "substandard lots" to potentially be reused without the necessity of consolidation platting. Mr. Zenner also addressed the issue of not having "legal lot" status and the potential that platting the substandard lot would still be required prior to the issuance of a building permit.

Mr. Zenner also addressed the issues of permitting development on the narrower lots using the existing "cottage" dimensional standards and provided some background on prior discussion and conclusions the Commission had arrived at relating to those standards. Specifically, Mr. Zenner noted that the idea of having a maximum lot coverage was something that may need further research before adding to the pending amendment and may also be a consideration that will be addressed as part of the consultant services related to the "Central City Study" that was yet to be launched.

There was Commission discussion on the dimensional standards to be implemented in the amendment such that the building area created on the narrow lots would actually accommodate a home. Additionally, the Commission discussed the desire to allow "cottage" lots within the R-1 zoning district. Mr. Zenner noted that had not been part of the prior discussion as it was his belief that proposing such an option would result in significant push-back from residents within those neighborhoods. Several Commissioner's did not agree with this conclusion and felt that to allow the option for activation of substandard lots regardless of the district in which they were located was essential.

Mr. Zenner then explained the most recent discussion of the Council at the close of its June 19 meeting in which a request was made that the Commission consider an amendment to the UDC that would allow substandard lots, generally in the R-2 and R-MF districts, to be available for reuse. Mr. Zenner noted that this request was partially being address with the revisions the Commission had been discussing with the R-2 and R-MF districts. Given Council's request, he noted that work on the R-C district would be delayed to allow for the Council request to be addressed.

Mr. Zenner noted that there were several options that could be taken to address the Council's request. One option would be to create new language addressing the issue within the "non-conforming" section of the UDC and addressing the issues associated with the definition of "legal lot". A second option would be to continue revising the dimensional standards table for the R-2 and R-MF districts as had been underway in association with the creation of the new R-C district.

There was Commission discussion on the approaches which included again a desire to address the issue of substandard lots within the R-1 district as well. There was discussion of how to allow for the reuse of the substandard lot only and not the creation of new lots through subdivision actions. Mr. Zenner noted that if a property owner were to attempt to replat an existing lot with a substandard lot such an action would be subject to Council approval and may be denied as promoting an "adverse" change in neighborhood character. He noted that whatever regulations were created it may be possible to address that issue. He also noted that unless a substandard lot actually contained sufficient lot area to accommodate the next level of dwelling (i.e. duplex or multi-family) the substandard lot could be restricted to just rebuilding a single-family. Ms. Thompson recommended caution on what was being discussed without further consideration of its ramifications. Mr. Zenner noted he had an idea and could better explain it to remove possible concerns.

The Commission then discussed how the dimensional standards may impact the proposed substandard lots. Mr. Zenner noted that he was proposing that the dimensional standards presently permitted within the "cottage" standards be applied in those instances. He noted these standards already are part of the UDC and did not believe there was a reason to create alternative ones.

After additional discussion the Commission favored the idea of allowing the use of substandard lots via a textual change using the dimensional standards for the "cottage" lots as the minimum requirement. There was also agreement that a lot coverage ratio not be added to maintain simplicity to the proposed revisions. There was a motion made to include R-1 substandard lots within the new text such that all types of residential zoning would be covered by the change. This motion was accepted by a majority of the Commission. Mr. Zenner noted that he would work with Ms. Thompson on the revisions and have a draft of the text for the next work session.

ADJOURNMENT

Prior to final adjournment of the meeting, Mr. Zenner noted that Brad Kelley's last day with the department was June 30. Commissioners thanked Mr. Kelley for his service and wished him well in his future endeavors. Meeting adjourned at approximately 6:58 pm

ACTION(S) TAKEN:

Motion made by Commissioner MacMann, seconded by Commissioner Dunn, to approve the agenda as proposed.