



**Date:** April 14, 2024  
**To:** Planning and Zoning Commission Members  
**From:** Patrick R. Zenner, Development Services Manager  
**Re:** Small Lots – Proposed use-specific standards/UDC amendments


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Following the April 4 work session and based upon guidance offered by Commissioners relating to the items desired to be addressed with respect to small lot development, please find attached two proposed text changes to the UDC to address the topics of “lack of open space” and “lack of diversity”. Staff continues to review the UDC for locations or cross-references to existing provisions that may be capable of being modified to address the remaining issues that were discussed during the April 4 work session.

Staff continues to evaluate the subdivision requirements and will discussed proposed changes at a future work session. In addition to the more routine adjustments to the subdivision standards, staff will examine the more specific topics such as roadway requirements and use of alleys that were discussed during the April 4 work session. Should Commissioners feel there are other substantive revisions that staff should consider, please come prepared to offer those suggestions at the upcoming April 18 meeting.

Staff looks forward to our discussion on this topic at the April 18 work session. Please contact me if you have questions.

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