



Residential Code Update Project

An Introduction

Planning Commission Work Session

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Presentation Outline

- Basic Project Concepts
- Topics and Draft Recommendations
- Two Topic Areas
 - Density Calculations
 - Open Space Requirements

Basic Project Concepts

- Comprehensive Plan Density range guides allowed/required units
- Minimum Density equals 80% of Maximum Density
- Keep allowed uses the same
- No changes to existing Comprehensive Plan Map Designations or Zone Map Designations

Basic Project Concepts (continued)

- Add new Comprehensive Plan Designations and Zone Map Designations to fill gaps to be potentially used in the future
- Better coordinate minimum and typical lot sizes with Comprehensive Plan/Zoning density ranges
- Allow predictable flexibility rather than uncertainty existing with current waiver process
- Emphasize quality over quantity for open space
- Base lot standards (lot coverage, lot width and depth) on lot size rather than zoning



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TOPIC AREA 1

DENSITY CALCULATIONS & LOT SIZE

Topic 1.1: Comprehensive Plan Map/Text Density Inconsistency

- Details:
 - The Comprehensive Plan Text refers to 18-20 du/acre while the map refers to 16-20 du/acre.
- Draft Recommendations:
 - Correct Comprehensive Plan Text to match the 16-20 du/acre, consistent with 80% of max requirement.

Topic 1.2: Comprehensive Plan to PDR Zone Density Conversion

- Details:
 - Both the Comprehensive Plan and the Development Code lists conversions from Comprehensive Plan map densities to PDR zones. However, the conversions lists are not consistent.

Topic 1.2: Comprehensive Plan to PDR Zone Density Conversion

- Details:

Comp Plan Density Range District	Comprehensive Plan Text	Development Code
0 to 1	PDR-1	PDR-1
2 to 3	PDR-2	PDR-2
4 to 5	PDR-3	PDR-3
6 to 7	PDR-3 or PDR-4	PDR-4
10 to 12	PDR-3 or PDR-4	PDR-5
18 to 20	PDR-6 or PDR-7	PDR-6
20+	NA	PDR-7

Topic 1.2: Comprehensive Plan to PDR Zone Density Conversion

- Draft Recommendations:
 - Remove PDR zone references in Comprehensive Plan text
 - Update conversion table in Development Code Section 4.124 to correctly list Comprehensive Plan densities and the corresponding zone historically most typically assigned.
 - Add new Comprehensive Plan density range and corresponding PDR zones to fill current gaps. The new density ranges and zones could be used with future map amendments. No current designations would change.

Topic 1.3: Calculating Allowed/ Required Number of Dwelling Units

- Details:
 - Not consistent and clear if density calculations are based on gross or net acres
 - Comprehensive Plan Maximum/Minimum density do not consistently correlate with Average Lot Size and Minimum Density and Buildout Requirements in Development Code Planned Development Residential (PDR) text.

Topic 1.3: Calculating Allowed/ Required Number of Dwelling Units

- Draft Recommendations:
 - Add language in Section 4.124 of the Development Code clarifying a density calculation method based on the gross acreage of the Stage I Master Plan area and the comprehensive plan density. Added language to also indicate how to round, and how to calculate if an area is split between multiple comprehensive plan densities.
 - Remove Average Lot Size, Minimum Density at Buildout requirements, and Examples of Typically Permitted language for each PDR Zone. Minimum and maximum density and minimum and typical lot size will be reflected in table.

Topic 1.4: Conflicting “Land Consuming Requirements”

- Details:
 - Due to lack of or unclear correlation, it is sometimes not mathematically possible to meet minimum density, allow SROZ density transfer, meet open space requirements, and meet lot size requirements, particularly on smaller projects with SROZ. Added open space requirements from Ord No. 589 in 2005 did not adjust other “land consuming” requirements for appropriate correlation.

Topic 1.4: Conflicting “Land Consuming Requirements”

- Draft Recommendations:
 - Lot Size:
 - Modify lot size requirements to enable open space requirements to be met under typical conditions.
 - Flexibility without Waivers
 - Continue to allow flexibility in application of the PDR zones when rezoning from RA-H.
 - Establish a defined “Adjustment” process to reduce lot size and open space as necessary to meet minimum density rather than rely on uncertain “Waiver” process.

Draft PDR Table

Zoning Designation	Comprehensive Plan Map Density Range District*	Max Density per Acre	Min Density per Acre	Minimum Lot Size (square feet)** <i>(Current Code Italics)</i>	Typical Lot Size for 1 unit on its own lot (square feet)** <i>(Current Avg Lot Size Italics)</i>
PDR-1	0-1	1	0.8	24,000 <i>(25,000)</i>	30,000 <i>(30,000)</i>
PDR-VLD	1-2	1.5	1.2	16,000 NA	20,000 NA
PDR-2	2-3	3	2.4	8,000 <i>(12,000)</i>	10,000 <i>(16,000)</i>
PDR-LD	3-4	3.75	3	6,400 NA	8,000 NA
PDR-3	4-5	5	4	4,800 <i>(5,000)</i>	6,000 <i>(7,000)</i>
PDR-MD	5-6	6	4.8	4,000 NA	5,000 NA
PDR-4	6-7	7.5	6	3,200 <i>(4,000)</i>	4,000 <i>(5,000)</i>
PDR-MHD	8-9	9.4	7.52	2,560 NA	3,200 NA
PDR-5	10-12	12	9.6	2,000 <i>(2,500)</i>	2,500 <i>(3,000)</i>
PDR-HD	12-15	15	12	1,600 NA	2,000 NA
PDR-6	16-20	20	16	1,200 <i>(none)</i>	1,500 <i>(none)</i>
PDR-7	Over 20	As approved by Zoning Order/Stage 1 Master Plan, at least 20	80% of Max Density	NA	NA

*Density Range Districts are listed with whole numbers for ease of reference and use on the map, actual density range listed in columns to the right

**Lot sizes based on applying density to conceptual 10 acre site with 25% open space, 20% streets and right-of-way, and consistent lot size. Min lot size reflects maximum density, typical lot size reflects mid point between minimum and maximum density.

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TOPIC AREA 2

OPEN SPACE REQUIREMENTS



Topic 2.1: Calculating Open Space

- Details:
 - Development Code language not clear if gross or net area, or what area type of areas can be included.
- Draft Recommendations:
 - Add language clarifying required residential open space is 25% of the gross area of Stage I Plan area. Other new language clarifies what qualifies as open space.

Topic 2.2: Open Space for Small Projects

- Details:
 - Historically, feasibility of certain small projects difficult when meeting the 25%, ¼ acre usable open space requirements.
- Draft Recommendations:
 - Make open space subject to “Adjustments” related to allowing minimum density to be met providing defined flexibility particularly applicable to smaller projects.
 - Change the minimum amount of usable open space for small projects, focusing more on quality rather than quantity.
 - 10% usable
 - Min. 2,000 sf for 10 or more units, 1,000 sf for less than 10 units.

Topic 2.3: Amount of Usable Open Space

- Details:
 - Tiered “usable” open space requirement inconsistent on how it impacts developments of different sizes.
- Draft Recommendations:
 - Move from a Tiered approach requiring, for example, anything from 4-50 lots to have $\frac{1}{4}$ area, to a percentage approach requiring 10% of gross area be usable, programmed open space.
 - For property with SROZ, 10% of the gross area outside the SROZ
 - Also, provide certainty from beginning rather than open space requirements changing based on number of lots. For example, under the current process, going from 50 to 51 lots would double the amount of usable open space required.

Topic 2.4: Ensuring Usability of Open Space

- Details:
 - “Usable” not defined in Development Code, odd shaped remnant open space tracts add minimal value to the neighborhood while creating maintenance expenses.
- Draft Recommendations:
 - Require minimum size for each space
 - Generally 2,000 sf, except in developments less than 10 units, 1,000 square feet.
 - Design Requirements
 - Require design by registered Landscape Architect with experience design residential park areas.
 - Require design to maximize the age groups and other user groups served.