



Date: January 26, 2023

To: County Council

From: Rox Burhans, Development Services Director

SUBJECT: PLANNING COMMISSION STAFF REPORT AND RECOMMENDATION

This memo provides additional information regarding the Planning Commission recommendation and the two versions of the proposed amendments that were presented to them.

At the January 17, 2023 Planning Commission meeting, staff presented proposed amendments to Unified Development Ordinance (UDO) Chapters 2 and 4 to modify provisions within the Medium Density Residential (MDR) District and its associated Cluster Subdivision Overlay District (CSOD).

One specific provision within the text amendment included proposed changes to the lot size variety requirement within the CSOD. While this district permits 50-ft wide lots, it also requires a total of 3-distinct lot types with a minimum 10-ft of width separating each lot type (i.e. 50-ft, 60-ft, and 70-ft). Staff had proposed changes to this system to create more flexibility in its administration and create more distinct lots. This is accomplished by creating two categories of lots with a larger, 20-ft gap between them (i.e. 50-ft and 70-ft).

At the January 5th Planning Commission workshop, Commissioners asked staff to prepare a second version to these changes that eliminated the minimum gap between lot types and simply allowed a certain percentage of lots to be 50-ft wide (49% of lots). Versions 1 and 2 of this amendment were presented to the Planning Commission for consideration (see staff report and attachments).

At the January 17th Planning Commission meeting, Commissioners unanimously recommended approval of the proposed text amendments. This recommendation included support for Version 2 of the lot size variety changes that were suggested by Planning Commission at their workshop. Planning Commissioners felt Version 2 of the amendment would help better integrate the two lot types within a proposed subdivision phase and may result in larger lots overall in a CSOD project. Staff does not have any concerns with Version 2 of the lot size variety changes.

Staff wished to explain the background of the two versions of the amendment discussed in the staff report and the associated Planning Commission recommendation.

Please feel free to contact the Planning and Zoning Department if you have any questions.