WHY UPDATE THE UDO?

• Help implement the Comprehensive Plan
• Promote affordable housing
• Reduce student housing pressures on neighborhoods
• Promote sustainable development
• Improve user-friendliness
• Allow for a more predictable and efficient development review process
KEY CHANGES

• Reorganized into 7 chapters and graphics added for user-friendliness

• Four new zone districts to better reflect Comprehensive Plan

• Minimum lot sizes reduced in multi-family and mixed-use districts to allow more walkable and efficient development

• Building envelopes control dwelling density – not dwelling units per acre or conversion factors

• Availability of PUDs narrowed
KEY CHANGES

- Urban Agriculture (community gardens) now allowed in all zone districts subject to standards
- Downtown height limits go back to what they were before the interim ordinance of December 2017
- New Minor Site Plan process allows smaller projects to be approved by staff if they meet the UDO
- New Minor Modification process allows staff to approve minor deviations from some UDO to address unique site conditions
STUDENT HOUSING

- New definition – any multi-family building with any 4 or 5 bedroom units, or more than 1/3 3 bedroom units, is a “Student Housing or Dormitory”:

- In all zone districts (except one), student Housing or Dormitories are subject to:
  - Lower height limits
  - Maximum floorplate limits
  - 300 foot spacing
  - And sometimes conditional use approval

- The exception – a new Student Housing zoning district to allow larger/taller buildings with 4-5 bedrooms in locations where comprehensive plan says student housing is appropriate
AFFORDABLE HOUSING

- New definition of student housing will relieve pressure on other forms of multi-family housing
- New R-4 district allows smaller lot sizes for new development and replats (4,200 sq. ft.)
- Reduced minimum lot sizes for new development in multi-family and mixed use districts to allow more efficient, walkable development
- Removed dwelling unit per acre density limits removed in multi-family and mixed use districts to allow building envelopes to
- Duplexes, tri-plexes, and four-plexes allowed on corner lots in current R-S and R-C (and other) subject to standards *
- Accessory dwelling units permitted without conditional use approval for any single-family dwelling units or duplexes, subject to standards *
Any new development adjacent to RE, R1, R2, R3, and R4:

- Adjacent residential district setbacks apply along shared boundaries
- Within 50 feet of property: maximum height equal to adjacent residential zoning district
- Between 50 and 100 feet: maximum height equal to adjacent residential zoning district plus one story (15 feet)
MORE OBJECTIVE INCENTIVES

Affordable Housing:
• At least 20% restricted < 120% AMI = 1 additional floor
• At least 10% restricted < 80% AMI and 10% < 120 AMI = 2 additional floors
• Not available to Student Housing or Dormitory
• Not available to exceed Neighborhood Transition Areas
• Administrative review for projects < 50 units not adjacent to R1, R2, R3, R4

Sustainable Development – 2 options
• Pick 5 of 7 sustainability actions = 1 additional floor OR
• Get designed for LEED or other certification system = 1 additional floor

Both?
• If you earn affordable housing incentive, earning a sustainability incentive = 1 additional floor up to half as big as the building floorplate
DISCUSSION TO DATE

- Student Housing and Dormitory size and spacing restrictions
- Skepticism about whether City will map the new Student Housing zone anywhere
- Allowing duplexes, tri-plexes, and four-plexes on corner lots in the core neighborhoods
- Making accessory dwelling units more easily available
NEXT STEPS

- Consolidated Draft is available for comments until April 30
- Conversion Map showing the new zone district changes to be posted in about a week
- Work with staff to incorporate changes into an Adoption Draft
- Begin public hearings before the Planning Commission
THANK YOU

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CLARION