

How to address the Commission:

- Submit a Public Comment Form to the City Secretary prior to the start of Citizen Comments to be called on to speak.
- All comments must be made at the podium and you must state your name and address for the record.
- This is the opportunity for citizens to comment on any action item on the agenda, or any other matter over which the commission has authority.
- Citizens may speak up to three (3) minutes or the time limit determined by the Mayor or presiding officer.

Planning and Zoning Commission

February 4, 2021

6:00 pm

Citizen Comments

- Please submit a Public Comment Form to be called on to speak.
- Comments must be made at the Podium and you must state your name and address for the record.

This is an opportunity for citizens to address the commission on any matter, posted on the agenda. Citizens may speak up to three (3) minutes or the time limit determined by the Mayor or presiding officer.

Item A:

Approval of the Minutes

- From the January 26, 2021 meeting.

Item B:

Public Hearing on Section 14.3.51(B)

Following comments from developers, Councilman Dingman & Margaret Worthington have recommended changing Section 14.3.51(B)

- Currently states that residential PDs proposed lot/tract sizes shall be **no smaller than the lot/tract sizes allowed in the base zoning district** for each type of housing except for minor changes in a small percentage of the lot/tracts, **not to exceed five percent (5%)**, in order to provide improved design, or to provide flexibility in the layout of the subdivision or diversity in lot/tract size choices.
- **The proposed wording change:** In the case of residential PD districts, the proposed lot/tract sizes shall conform with the base zoning district, except for changes to provide improved design, or to provide flexibility in the layout of the subdivision or diversity in lot/tract size choices. If the combined impervious surface of the development will be more than 125% of the impervious surface requirement underlying zone, any plat or construction plan of the lots must demonstrate compliance with the Sustainable Stormwater Practices as defined in Chapter 10 herein.

Item C:

Action on Section 14.3.51

Staff proposed wording: In the case of residential PD districts, the proposed lot/tract sizes shall conform with the base zoning district, except for changes to provide improved design, or to provide flexibility in the layout of the subdivision or diversity in lot/tract size choices. If the combined impervious surface of the development will be more than 125% of the impervious surface requirement underlying zone, any plat or construction plan of the lots must demonstrate compliance with the Sustainable Stormwater Practices as defined in Chapter 10 herein.

If adopted:

- lot size can be reduced by any amount with no limitations
- Imposes a requirement for the sustainable (enhanced) drainage regulations to be complied with if the PD proposes to increase impervious coverage by 25%
- This aligns with current practice from a lot size variance perspective, but it adds the drainage components if the development will affect drainage by altering the impervious surface coverage by a certain percentage.

Item C:

Action on Section 14.3.51

Margaret's Option 1:

In the case of residential PD districts, the proposed lot/tract sizes shall conform with the base zoning district, except for changes to provide improved design, or to provide flexibility in the layout of the subdivision or diversity in lot/tract size choices. Any plat or construction plan of the lots must demonstrate compliance with all sections of Chapter 10, Subdivision Ordinance, including Sec. 10.4.15 Sustainable Stormwater Practices.

If adopted:

- Lot sizes can be reduced by any amount, with no limitations.
- A developer could come in and apply for any deviation from base zoning, and the committee/council could grant it. This would make the provision effectively meaningless.
- Chapter 10 applies to all plats, the language in that section could be modified later, this overcomplicates the issue.
- Putting in a statement that all plats submitted in a PD must comply with 10 carries an implication that plats in other zones do not.

Item C:

Action on Section 14.3.51

Margaret's Option 2:

B. In the case of residential PD districts, the proposed lot/tract sizes shall be no smaller than the lot/tract sizes allowed in the base zoning district for each type of housing except for minor changes not to exceed a twenty percent (20%) size reduction in any lot in order to provide improved design, or to provide flexibility in the layout of the subdivision or diversity in lot/tract size choices. In no case shall lot sizes be reduced below that allowed in SF-B (7200 sq. ft.).

C. Any plat or construction plan of the lots must demonstrate compliance with all sections of Chapter 10, Subdivision Ordinance, including Sec. 10.4.15 Sustainable Stormwater Practices.

If adopted:

- Restricts the P&Z and Council's ability to grant changes to lot size.
- Adds a hard limit, but would still not bring the ordinance in line with City practice related to PDs.
- Does not address drainage/impervious surface coverage. For example, 7200 square foot lot could be approved with 100% impervious coverage.
- Same concerns with the reference to Chapter 10 as in Option 1 due to wording of "C"

Item C:

Action on Section 14.3.51

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If adopted:

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- Imposes a requirement for the sustainable (enhanced) drainage regulations to be complied with if the PD proposes to increase impervious coverage by 25%
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Briefing Item D:

Next Meeting

- The next meeting will be scheduled as needed.

Meeting Adjourned