

# Planning & Zoning Commission 05.06.20

02.25.20 – Municipal Policy Committee (MPC) meeting

03.17.20 – MPC Continued Discussion

04.01.20 – P&Z Commission Work Session

04.15.20 – P&Z Commission Work Session

**Addressing Council's request in 2019 during the zoning case hearings for the tax credit projects to study the UDC standards related to the following two items.**

- **Parking Requirements for Independent Senior Living**
- **Minimum Dwelling Unit Size for Multi-family**

# Items for Consideration (1 of 3)

|   | Current UDC Requirement                                    | MPC Recommendation            | P&Z Recommendation             |
|---|--|-------------------------------|--------------------------------|
| Definition of 'Independent Senior Living'           | Age: 60+   | Revise to 55+ years           | Same as MPC                    |
| Parking Requirement for 'Independent Senior Living' | 1.0 space per unit <u>plus 1 per 100 SF of common area</u> | Revise to 1.2 spaces per unit | Revise to 1.3 spaces per unit  |
| Parking Requirement for 'Assisted Living'           | 1.0 per bed <u>plus 1 per 100 sf of common area</u>        | Not discussed                 | Revise to 1.0 space per unit   |
| Parking Requirement for 'Nursing Homes'             | 1.0 per 2 beds <u>plus 1 per 100 sf of common area</u>     | Not discussed                 | Revise to 1.0 space per 4 beds |

# Items for Consideration (2 of 3)

| Multi-family Unit Sizes | Current UDC Requirement | MPC Recommendation           | P&Z Recommendation   |
|-------------------------|-------------------------|------------------------------|--|
| <b>Efficiency</b>       | Min 600 SF              | Keep it as is.               | Same as MPC recommendation. However, P&Z also recommends allowing for a 10% reduction in unit size in the DB and DNO districts for a set % of the number of units, if more amenities and open space is provided. |
| <b>One-bedroom</b>      | Min 750 SF              | Keep it as is.               |  |
| Two-bedroom             | Min 900 SF              | Revise from 900 SF to 850 SF | Keep it as 900 SF  |
| Three-bedroom           | -                       | Require 1,000 SF             | Require 1,100 SF   |
| Three+ bedrooms         | -                       | 1,000 + 70 SF added bedroom  | 1,100 + 125 SF added bedroom   |

# Items for Consideration (3 of 3)

|   | Current UDC Requirement  | MPC Recommendation   | P&Z Recommendation  |
|---|--|--|---|
| Enclosed Garage Requirement for both MF and Independent Senior Living | 50% covered spaces, which includes carports and garages.<br>20% of total required spaces shall be in enclosed garages. | Keep as is   | Keep as is  |
|   | -  | Explore whether the tandem parking space in front of the tuck-under garage doors be counted towards parking calculation. | The 18-ft driveway space in front of tuck-under garages should be counted towards required parking count. |

# Next Steps

- 2.25.20.....MPC Meeting-1
- 3.17.20.....MPC Meeting-2
- 4.01.20.....P&Z Work Session-1
- 4.15.20.....P&Z Work Session-2 & Public Hearing (contd.)
- 5.6.20.....P&Z Public Hearing
  
- 5.19.20.....CC Work Session
- 6.9.20.....CC First Reading
- 6.23.20.....CC Final Reading