

## Memorandum

Date: June 13, 2014

To: Planning Commission

From: Sara Javoronok, Associate Planner

Subject: Infill Code Amendments, Discussion Draft (CDC 10-02)

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### **Purpose/Background**

The primary purpose of the briefing on June 18, 2014 is to provide an opportunity for the Planning Commission to review the proposed amendments and ask questions or provide comments to staff regarding these amendments.

This project began in 2010 and due to staff transitions planning staff resumed work on the project in 2013 and has subsequently revised the proposed amendments and added some additional provisions to facilitate greater variety in housing options. In October, March, April, and May staff and the Planning Commission discussed the proposed amendments.

### **Discussion**

#### *Draft Amendments*

There are three main components to the draft amendments: flag lots, Planned Unit Development (PUD), and alternative development standards, including natural resources/constrained areas.

The attached Discussion Draft incorporates the changes recommended by the Planning Commission at the April and May meetings regarding:

- An additional graphic illustrating the measurement of front yards
- Purpose, applicability, and related chapters for the new Chapter 17
- Native vegetation as an aspect of sustainable design
- Screening of recreational vehicles
- Calculations and examples for the transfer of density in a PUD or cluster development

However, based on internal staff discussions several elements are removed as follows:

- Requirement that the property is greater than three acres to develop as a PUD
- PUD and cluster development are permitted in a historic district (and subject to historic design review)
- Additional height and setback requirements for flag lots

#### *Next Steps*

The next steps are as follows:

- 6/19 Open House
- 6/20 Planning Commission Public Hearing Draft Released
- 7/2 Planning Commission Public Hearing
- 7/16 (or later) Possible Continuation of Planning Commission Public Hearing