

Memorandum

Date: June 20, 2014

To: Planning Commission

From: Sara Javoronok, Associate Planner

Subject: PUD and infill code amendments (CDC 10-02), Supplementary information

In response to comments raised at the Planning Commission briefing on June 18, 2014, below are options that were previously discussed by the Planning Commission, but not included in the Discussion Draft. The provisions that were removed from the June 2014 Discussion Draft are shown in **bold**:

Planned Unit Development – 3 acre minimum

One of the purposes of the proposed amendments was to provide alternatives for development besides a PUD for smaller properties, particularly those with natural resources or other environmental constraints. However, the proposed limitation of three acres could limit creative development opportunities for sites simply based on their size. This could prove especially limiting given the few available large properties available for development in the City.

CHAPTER 24, PLANNED UNIT DEVELOPMENT

24.020 APPLICABILITY AND APPROVAL PROCESS

- A. A PUD may be requested in one or more residential zoning districts (R-40 – R-2.1) and the Willamette Neighborhood Mixed Use Transitional Zone.
- B. A PUD may be requested for sites that have three or more gross acres.**
- C. The application shall be processed as provided by CDC Chapter 99, Procedures for Decision-Making.

Flag Lots – additional height and setbacks

The Task Force recommended limitations on building height and additional yard setbacks for taller structures, balconies, and patios. Staff believes that the additional yard and setback requirements can be adequately addressed by the orientation and screening requirements. In addition, placing different height and setback requirements on some properties would be difficult to enforce and could create different values for lots based on what happens to be on the neighboring property.

CHAPTER 85, GENERAL PROVISIONS

85.200 APPROVAL CRITERIA

- B. Blocks and lots.

- 8) Exterior balconies and patios with a floor in excess of nine feet in height above ground elevation are prohibited within 20 feet of any interior side or rear property line, except as provided for in Subsection 10.**
- 9) In the R-7 to R-40 zoning districts, portions of any structure that exceed 18 feet in height must be setback a minimum of 20 feet from all interior side yards, as illustrated in Figure 4, except as provided for in Subsection 10.**
- 10) The standards of subsections (8) and (9) above shall not apply to the parent lot or lot lines contiguous to land:**
 - (A) designated by the City as park or open space;**
 - (B) zoned non-residential;**
 - (C) unbuildable by plat or other instrument recorded with the County;**
 - (D) not including any dwelling units within 50 feet of the shared property line; or**
 - (E) that can be further subdivided.**
- 11) Building height limitation. The maximum building height for a structure on flag lots shall be the taller of:**
 - (A) 28 feet; or,**
 - (B) The average height of the dwelling units on any two abutting properties which are not part of the partition site.**
- 12) The plans submitted for a flag lot shall include the location, setbacks, and approximate height of existing structures on adjacent parcels.**