

4.5.23 meeting memo

This will be our first meeting with our new Director of Planning and Zoning, and I think it will be useful to get his perspective on some of the issues in the documents we are working on.

Here are some issues to wrestle with:

Village Residential Neighborhoods

1. Density –

- Density and ADU's – can ADU's be denied if they exceed the allowed density for the district? – also, can they be denied if they exceed the developable land, (as they can, per statute, if they do not meet setbacks, lot coverage and parking)? Density may come into conflict with state mandates (probably need to consult the attorney further on this) –
- review chart with theoretical maximum number of units for VRNN current lots – about 1/3 could have 2 dwelling units, but this doesn't take into account lot coverage and non-developable land constraints – 2 dwelling units could be separate buildings if we allow 2 residential structures per lot, otherwise would just be a duplex
- should we just let lot size and lot coverage dictate density, especially for the small VRNN lots? if we continue to not allow 3-4 unit multifamily dwellings (as a conditional use) would not lot coverage control....?
- should density calculations apply to all land in a Lot, or just the developable portion (as in the Jolina Court district), and when should the mathematical rounding rule be used (also as in the Jolina Ct district) --
- S. 100 if passed will likely mandate allowing structures containing 3-4 dwelling units, among other changes –

2. Lot frontage and dimensions –

- does 75' make sense for ¼ A lots? How about 50' or 60' (I've seen both for small lots)
- (need to clarify "front yard" for Tyler and DRB [at some point, this is relevant to whole RZR])
- "circle with radius" vs minimum width of lot

3. Multifamily and other development standards –

- do we need multifamily standards in these districts? If no residential structure bigger than a duplex is allowed, likely we don't need this - see S.100 discussion
- do we need any other site or building standards in these districts?

4. Two residential structures on a lot --

- see #1 – if two separate principal dwellings are allowed on a Lot, are both required to allow ADU's? if so, there may be a conflict with density – also relates to the lot coverage question

5. Traffic generation

- prohibition (currently), or study required (R/C proposed) for some number of prospective trip ends?
- What is the right number of trip ends for these residential districts?
- (ITE manual "shall" vs "may" since it is expensive for us to keep this publication on hand– this is a ZA issue)

Short-term rentals

1. regulate with ordinance or zoning?
2. public engagement plan?

Other

Applications for PC due 4/12 – Virg, Alison, Chris C., and Chris G.

Advertise for new members? Shrink PC back to 7 members ok if needed?