



# *MEMO*

**TO:** Members of the Planning and Zoning Commission  
**FROM:** Larry Miller, Building & Planning Manager  
**DATE:** April 3, 2026  
**SUBJECT:** Draft Text Amendments – Establishment of an EL-1 Estate Lot Residential District and Corresponding Amendments to Chapter 57 (Subdivision Regulations)

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This draft ordinance establishes a new zoning district, EL 1 Estate Lot Residential, along with related amendments to Chapter 57 (Subdivision Regulations) to support estate-style development.

## **Background**

In February, the Commission reviewed a preliminary concept for creating an estate-lot zoning district intended to accommodate large-lot, low-density residential development in areas where a semi-rural character is appropriate. The Economic Development Board previously recommended that the City consider such a district to provide an option between agricultural zoning and traditional suburban residential neighborhoods.

Based on the Commission's initial feedback, staff have prepared a full draft language for consideration.

## **Draft EL-1 Zoning District (Chapter 65)**

The attached draft establishes the EL-1 Estate Lot Residential District, which is intended to:

- Provide for single-family residential development on large lots (minimum 1.5 acres).
- Preserve open space, natural features, and rural character.
- Serve as a transition between agricultural areas and conventional residential subdivisions.

- Allow a limited range of compatible uses such as home occupations, accessory structures, small-scale agricultural activities, and institutional uses on larger lots.

The draft includes height, yard, and lot-size standards tailored to estate-style development, including 50-foot front and rear yards, 25-foot side yards, and a maximum lot coverage of 20%.

### **Companion Amendments to Chapter 57 (Subdivision Regulations)**

To ensure subdivision standards align with the intent of the EL-1 district, staff have also prepared draft amendments to Section 57-10 (Minimum Improvements Required). These amendments:

- Allow rural-style street sections with open ditches or swales, with curb and gutter required only when determined necessary by the Public Works Director.
- Clarify that sidewalks are not required in EL-1 unless needed for public safety or essential pedestrian connectivity.
- Require streetlights only at public street intersections, with additional lighting based on safety needs.
- Allow stormwater to be conveyed primarily through natural or open drainage systems, with enclosed systems required only when necessary.
- State that detention basins are not required unless needed to prevent flooding or protect downstream properties.

Staff notes that additional internal review and coordination will still be required to finalize the Chapter 57 amendments. The draft provided is intended to begin the Commission's discussion, and staff will continue refining the language to ensure consistency with existing subdivision standards and engineering practices.

### **Request for Commission Feedback**

Staff is requesting the Commission's review and discussion of the attached drafts. Specifically:

- Does the Commission support the proposed EL-1 district as drafted?
- Are the accompanying Chapter 57 amendments appropriate and consistent with the intent of estate-lot development?

- Are there additional standards or clarifications the Commission would like staff to incorporate?

Following Commission direction, staff will prepare revised drafts for formal consideration.