



<b>Meeting Date:</b>	September 21, 2020
<b>Name of Agenda Item:</b>	Preliminary Approval of the Lions Gate MPRD
<b>Supplemental Agenda Item Summary:</b>	
<p><b>Residential Mixed Density (RMD) Zoning</b></p> <p>RMD zoning is a residential zoning category that encourages a mix of housing types and variable lot sizes. Recently the City revised the code to prohibit triplexes but allow for paired housing (zero lot line). That is, 2 homes, each on its own lot, which share one common wall. The minimum lot size for each of these units is 4000 square feet. RMD also allows detached single-family homes on smaller lots of 6000 square feet which is smaller other zoning categories. However, RMD also requires that minimum lot sizes meet 80% of the size of any adjacent single-family zoning categories. As a result, lots located next to RS-100 zoning must be at least 8,000 sf in size.</p> <p><b>Master Planned Residential Development</b></p> <p>The Lionsgate project proposes a concept that is generally consistent with the development standards of the RMD zoning category. However, several site-specific standards are requested through the MPRD that offer additional flexibility in response to factors at hand:</p> <ul style="list-style-type: none"> <li>• Reduction of some secondary streets from a 60-foot right-of-way to a 50-foot right-of-way to decrease run-off in an area where shallow ground water creates a significant stormwater challenge.</li> <li>• Utilize lot sizes which are less than the 4,000 sf (attached housing types) or 6,000 sf (detached housing types) as permitted in RMD to provide more common area and reach a more attainably priced housing type.</li> <li>• Request use of four-plex models when RMD typically limits attached housing to no more than two units. This occurs along the west edge of the property where stream buffering constrains developable area.</li> </ul> <p><b>Approval Process:</b></p> <p>The applicant of the Lions Gate MPRD is utilizing a provision of the City's municipal code that allows for the request for the planned residential zoning overlay to occur in two steps. The first step initiates environmental review and brings forward the primary concepts of the neighborhood design, maximum density, housing types, and any site-specific standards requested. The second step includes the creation of the neighborhood's development standards, development agreement with the City, and CC&amp;R's. Both steps are subject to public review at open record hearings before the Planning Commission and subsequently brought to Council for final approval.</p> <p>If the Lions Gate MPRD concept is approved the applicant will move forward with creating the associated development standards and agreement which will be brought to the Council for approval.</p> <p>The associated rezone application of the subject property to RMD could be approved independently of the proposed MPRD. However, the MPRD concept is dependent on the approval of the rezone to allow a density of more than 4 units per acre as currently permitted under the RS-100 zoning category.</p>	