

# STAFF REPORT



**SUBJECT:** Zoning Ordinance Revisions to R-3 Multifamily and Consideration of Draft Zoning District Known as R-2.5

**DEPARTMENT:** Development Services

**STAFF CONTACT:** Steve Killen

## RECOMMENDATION:

To recommend the City Council revise certain provisions of the zoning code and adopt a new section known as R-2.5 as a new residential zoning classification as reviewed by the Planning and Development Services committee on July 22, 2021.

## BACKGROUND:

Recent applications for rezoning requests relating to R-3 Multifamily developments have been met with public apprehension. Currently, the R-3 zoning classification list of permitted uses includes higher use development that if approved, could jeopardize the character of some of our existing neighborhoods.

City Council assigned the Development Services Committee to review the R-3 zoning classification and attempt to find a mechanism that could lead to the integration of trending housing choices while protecting our existing neighborhoods. Subsequently, the Committee has proposed actions that will, in essence, remove townhomes and equivalent housing from the R-3 classification and propose a new R-2.5 zoning classification that will include townhomes, single-family homes on smaller parcels and duplexes. The following items are also accomplished through the proposals:

- A. Townhome requirements are removed from the R-3 zoning classification and separate zoning classification for townhomes and trending housing styles is proposed.
- B. A clear distinction on density requirements for the new zoning classification for townhomes is set at 14 units per acre compared to a density of 24 units per acre for multifamily dwellings.
- C. R-2.5 allows for single family and townhome dwellings. Duplex style home are also a permitted use but at a much lower density.
- D. Variations from density/setback requirements for the newly established zoning classification will require a residential site plan submittal and subsequent approval through Planning & Zoning and City Council.
- E. Parking requirements for the R-3 zoning over the newly established zoning classification (R-3 is currently allowed up to 24 units per acre). Increase parking requirements intended for student housing properties, revising from per unit to per bed.
- F. Establish a clear distinction between R-3 zoning relating to student housing has been clarified to mean two spaces per rented bed.
- G. R-3 zoning will generally relate to managed properties on a single-parcel while the newly established zoning will generally allow for replatted properties where each unit is individually platted and typically, owner occupied.
- H. R-3 zoning will not have a site plan review process but will maintain the current process of variance requests before the Board of Adjustment.

## ALTERNATIVES

- 1) Recommend the City Council adopt the proposals from the Development Services Committee.
- 2) Recommend the City Council reject the proposals from the Development Services Committee.
- 3) Recommend modifications to the proposals from the Development Service Committee.