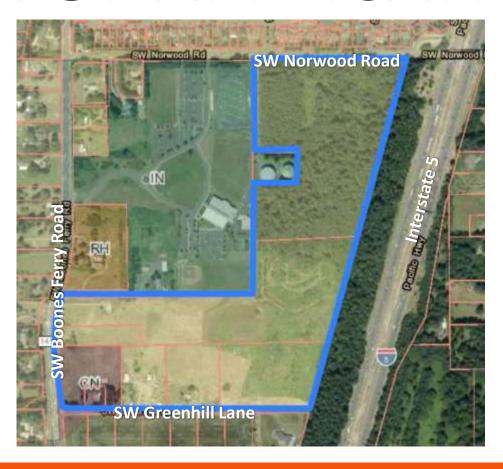
## Plan Text Amendment for Basalt Creek Medium-Low Residential (RML) PTA 20-0003

City Council August 10, 2020



## **AREA OF APPLICATION**





## **PROPOSAL**

The applicant is proposing a Plan Text Amendment to make the following changes that would apply to approximately 58 acres of RML zoned land in the Basalt Creek area (15+ acre sites):

- Allow detached single-family dwellings as an outright Permitted rather than Conditional Use (via the Small Lot Subdivision process).
  - A corresponding amendment to Section 5.040(2) of the Comprehensive Plan is also proposed.
- Reduce lot sizes and lot size averaging.
- Increase permitted lot coverage.



## **PROPOSAL**

Existing Code	Proposed changes in underline
Permitted: Duplex, Townhouse (including on individual lots), Multi-family structure, Manufactured Dwelling Park, Residential Home  Conditional Use Permit required for: Small-Lot Subdivision for single-family dwellings	Permitted: Single-Family Dwellings for Development sites in Basalt Creek area over 15 acres, Duplex, Townhouse (including on individual lots), Multi-family structure, Manufactured Dwelling Park, Residential Home  Conditional Use Permit required for: Small-Lot Subdivision for single-family dwellings
Small Lot Size: Minimum 4,500 square feet	Basalt Creek RML Lot Size: Minimum average of 3,000 square feet
<b>Small Lot Frontage:</b> 50 feet; 30 feet on cul-de-sacs and where not fronting a public street	Basalt Creek RML Frontage: Minimum average of 26 feet
<b>Small Lot Setbacks:</b> To building: 12 feet To rear: 15 feet	<b>Basalt Creek Setbacks</b> : To building: <u>10 feet</u> To rear: <u>10 feet</u>
Small Lot Coverage: 45%	Basalt Creek RML Coverage: 55%



#### MEDIUM-LOW DENSITY EXAMPLES

Small Lot Detached Single-Family Subdivisions





#### MEDIUM-LOW DENSITY EXAMPLES

Attached and Multifamily Development





#### MEDIUM-LOW DENSITY EXAMPLES



Attached Development



### **2019 HOUSING NEEDS ANALYSIS**

- City needs to plan for 1,014 new dwelling units to accommodate forecasted household growth between 2020 and 2040.
- Planned mix: 40% detached single-family; 15% attached single-family; 45% multifamily.
- Existing mix: 53% detached single-family; 6% attached single-family; 41% multifamily.
- 69 total acres of RML zoned buildable land in Basalt Creek area. Proposal would impact about 58 acres.



# PLANNING COMMISSION RECOMMENDATION

- The Planning Commission voted 4-3 to recommend denial of PTA 20-0003.
- Comments from the Planning Commission are included as Exhibit 7.

## **COUNCIL ACTION**

#### City Council may:

- Deny PTA 20-0003
- Approve PTA 20-0003 as written or with further modifications;
  - If approved, the Council may direct staff to draft an Ordinance for consideration at a future Council meeting.
- Continue the public hearing to later hearing date.

## **QUESTIONS & DISCUSSION**



