



COUNCIL ITEM AGENDA REQUEST FORM

Department: Community Development

Meeting Date: 03/06/2025

Staff Contact: Phillip Trocquet

Agenda Section: Old Business, Special Called

Staff Report:

Item Description: Discussion regarding Phase II revisions of the Town Center Mixed-Use (TCMU) ordinance as it pertains to development standards and residential use types.

Background/History:

At the August 15, 2024, Council meeting, a Council-initiated text amendment to the TCMU zoning district (Sec. 113-137) was voted on due to concerns over lack of clarity and effectiveness, particularly regarding Townhome uses. As a result, Townhomes were removed from the district, with the understanding that staff would develop a “Phase II” amendment to better define and regulate Townhome and other single-family residential uses within the TCMU district and downtown as a whole.

The Planning Commission’s recommendation was a split 3-2 vote in favor of removing Townhomes for that stated purpose. The two opposing commissioners argued that Townhomes align and forward the goals of the Comprehensive Plan and Downtown Master Plan by encouraging more open space and flexibility in redeveloping older lots. The three supporting commissioners recommended approval, with the understanding that a “Phase II” amendment be prepared for a more comprehensive review of Townhome and single-family residential uses.

Findings/Current Activity:

Staff has outlined this Phase II text amendment process starting with discussion of potential single-family use types that would be appropriate for the TCMU ordinance and downtown as a whole. A discussion regarding the following uses is requested by staff:

- **Traditional Single-Family detached separate-lot homes.**
 - *Detached homes oriented for Town Center development on separate lots designed to harmonize with traditional small-town walkability and traditional southern neighborhoods. These homes are oriented to enhance downtown livability and accessibility, featuring designs that promote community interaction and proximity to central amenities.*
- **Cottage Court Single-Family detached homes.**
 - *Detached single-family developments consisting of, standalone homes arranged around a shared courtyard or private green space, allowing for a more efficient footprint. Cottage courts are designed to promote a sense of community and neighborliness while providing privacy and individual home ownership. These often feature pedestrian-friendly pathways and communal amenities that encourage social interaction among residents.*
- **Cottage Court Single-Family attached homes.**
 - *Similar to a single-family detached cottage court, a single-family attached cottage court consists of individual homes that are connected to one another, but with separate entrances, arranged around the same shared courtyard or private greenspace allowing for an even more efficient footprint. These developments provide the same community and pedestrian goals of a traditional cottage court with a more compact layout.*
- **Townhouse Single-family attached homes.**
 - *Attached single-family homes oriented for Town Center development with separate ownership and separate entrances. Such developments offer the same community and accessibility offerings as single-family detached homes often featuring 2-3 stories to maximize square footage within a smaller footprint to provide flexibility for lots with unique development challenges.*

It should be noted that this is **not** currently a discussion regarding increasing base density allowances within the Town Center district. The TCMU district currently has a lower-density cap of 4-units/acre. Current discussions are regarding which single-family use types are appropriately utilized downtown subject to this density cap.

Actions/Options/Recommendations:

Discussion for staff to pursue further text amendment preparations.