

UDO Update

TRANSPORTATION, PLANNING AND DEVELOPMENT COMMITTEE

MARCH 4, 2024

Overview: March UDO Text Amendments

- **Conservation Development Text Amendment**
- **Clean up Text Amendment #3**

February TPD Meeting Look-Back

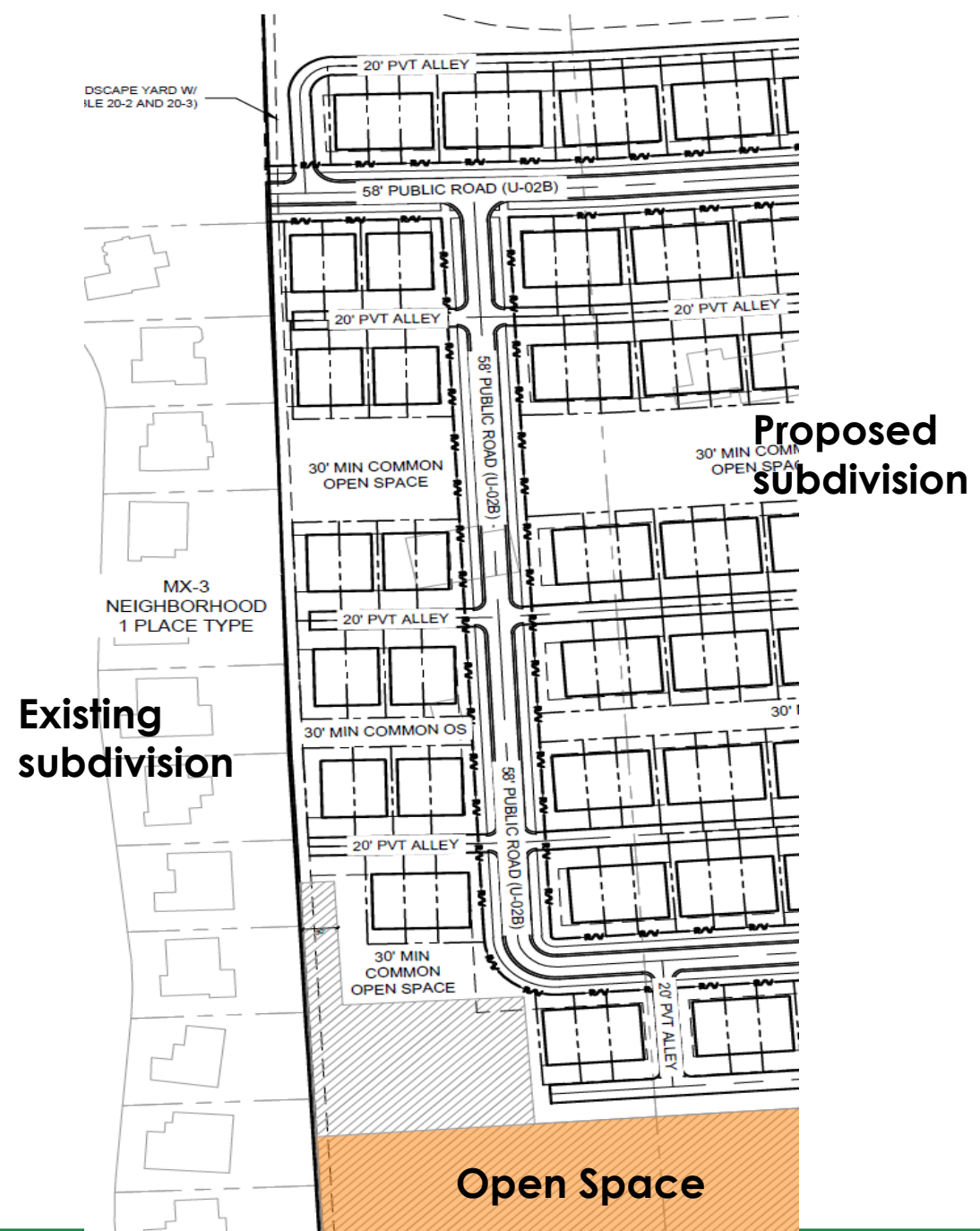
- We are seeing entire developments of duplexes and triplexes (all one housing type)
- Considerations for potential changes:
 - Quantity of units
 - Quality of the development
 - Location of the development

February TPD Meeting Look-Back

1. **Require mix of housing types in any development over 5 acres with Duplexes and Triplexes (June 22 TPD Meeting)**
2. **Modify the development standards to increase open space, buffers between developments and other standards that impact walkability and livability**
3. **Add locational qualities to limit large developments of duplexes and/or triplexes in areas not targeted for growth**

Conservation Developments

- A Conservation Development is a development option in the UDO
- Conservation developments allow for a 50% reduction in lot size in exchange for additional open space
- 90% of subdivisions submitted post UDO are using conservation development standards
- **Staff Proposes:**
 - Increase the quality and quantity of open space requirements
 - Increase transitions and public street requirements





Conservation Development Potential Changes

- **Staff Proposes:**
 - Increase the quality and quantity of open space requirements
 - Require an additional 15% tree save (green area) = 40% total
 - Open space cannot be on individual lots
 - Increased minimum dimensions of open space
 - Increased standards for useable open space
 - Increase transitions and public street requirements
 - Add additional perimeter buffer (landscape yard) requirements
 - Require lots to front public streets or open space (not private streets or alleys)

UDO Advisory Committee (UAC) Comments

- **Mix of responses from UAC members**
- **Some members wanting to maintain the additional density and some members wanting higher standards**
- **Staff will discuss recommended changes with UAC during March meetings**

“It's difficult for me to advocate support or opposition on this topic without seeing actual language. I'm for good development. I'm also for making housing affordable/attainable for those seeking it.”

“Increased setback buffers and tree save areas should be integrated to improve transitions between densities and housing types.”

“To change open space requirements and transition areas will increase costs and reduce density...that will impair the fundamental charge of the 2040 Comp Plan, which was to create equity in housing by making affordable/ attainable housing more abundant.”

Timeline

- **FEBRUARY:** 2 UDO Advisory Committee Meetings
- **MARCH:** TPD Committee Update
UAC Meetings (2)
File Text Amendment
March 25 Action Review
- **APRIL+:** TPD Committee Update
Begin public hearing process
Continue Referral discussions

UDO Clean-Up Text Amendment #3

The purpose of this text amendment is to make minor changes that will result in better functionality of the Unified Development Ordinance.

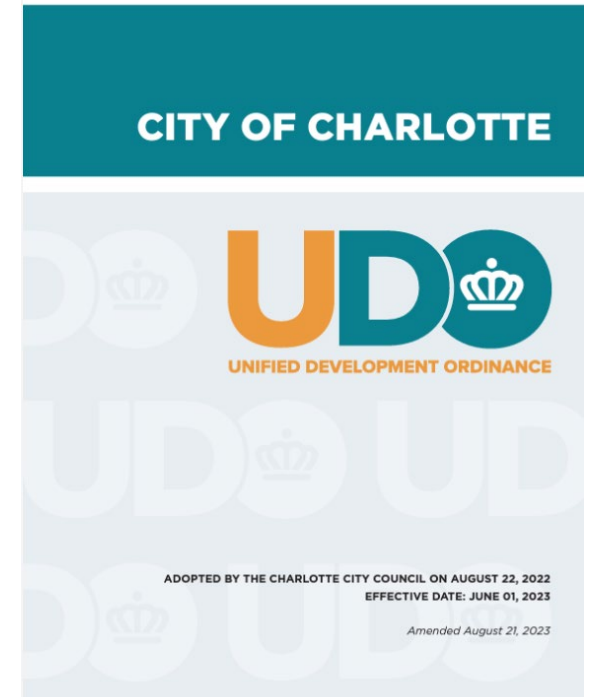
These changes include:

- Updated language to provide greater clarity
- Updated graphics
- New and updated definitions
- Adjustments to use permissions and prescribed conditions
- Revised use names
- Minor changes and additions to standards.

Filing Date: March 4, 2024

Public Hearing: May 20, 2024

City Council Decision: June 17, 2024



Discussion