



TO: Planning Commission

FROM: Leslie Hamilton, Senior Planner

SUBJECT: 2018 Annual Code Amendments – Public Hearing (LU 18-0035)

DATE: October 4, 2018 **MEETING DATE:** October 8, 2018

On October 8, 2018, the Planning Commission will conduct a public hearing for proposed amendments to the Community Development Code (Chapter 50). This report addresses the Public Review Draft that was circulated for public comments between August 30 and September 27, 2018.

Background

The August 30, 2018 Staff Report and the Draft Code Amendments document (Attachment 2 of Exhibit A-1) contain the proposed amendments and supporting analysis.

Item 1: During the Public Review Draft circulation, Metro submitted a comment, the only comment received (Exhibit F-3), and it addresses Item 1, Increased Setbacks on High Density Lots (Page 1 of Attachment 2, Exhibit A-1). The amendment is described as follows:

On lots zoned R-0, R-2 and R-3 (High Density Residential), setbacks are increased where there is an abutting lot that is low density (R-7.5, R-10 or R-15). However, under current code, the zoning of abutting unincorporated properties is not considered. The standard for increased setbacks is expanded to apply where unincorporated lots, upon annexation, would be zoned low-density. This amendment requires Measure 56 Noticing.

Metro questions why increased setbacks are proposed on high-density lots rather than low-density lots, since the development pattern on low-density lots may better be able to provide increased setbacks. As described above, the amendment applies an existing standard to instances where the abutting lot is unincorporated.

It is consistent with the Comprehensive Plan and other existing Community Development Code (CDC) provisions to require an increased setback on the high density lot abutting any low density lot (instead of the inverse). The Plan contains policies that require compatibility between development in High Density and Low Density zones, and the CDC implements those

policies, for example, by requiring landscape buffers, building height step-downs, and increased setbacks between development on High Density and Low Density lots that are inside the city. The proposed amendment is consistent with that existing policy because it extends the “increased setback” provision to instances where the abutting lot is unincorporated. This approach is reasonable because the Comprehensive Plan anticipates that the unincorporated lots within the City’s Urban Services Boundary will eventually annex to the City. These lots should be afforded the same buffering from High Density development as the Low Density lots that are already inside the City.

Item 3 updates tree terminology in the Solar Codes. The August 30, 2018 Staff Report included the Solar Friendly Trees Report as Exhibit F-1, but did not include the appendices describing the committee, seminar participants, ranking methodology and climate map. The appendices are attached as Exhibit F-2.

Exhibits

F-2 Appendices to the Solar Friendly Trees Report

F-3 E-Mail from Jennifer Donnelly, Metro Regional Representative, 09/25/18