



PLANNING AND
BUILDING SERVICES

PP 16-0003
Planning Commission Work Session
Flag Lot Amendments
January 23, 2017

01/23/2017

Schedule

PCWS #1	PCWS #2	Public Review Draft	PCWS #3	PC Hearings	PC Findings	CCWS	CCPH
Jan. 23	Feb. 27	March - May	June	July - August	Sept.	TBD	TBD
<i>Concepts</i>	<i>Concepts</i>	<i>Draft Code</i>	<i>Draft Code</i>	<i>Hearings >>>></i>			

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Comprehensive Plan – Land Use Policies

- Ensure the provision of park and **open space lands**, and protection of natural resources
- Promote **compatibility** between development and existing and desired neighborhood character
- Minimize/**mitigate** adverse traffic impacts generated by new development
- Ensure that land use regulations have sufficient **flexibility** to adapt development to unique and difficult sites, and avoid negative impacts on surrounding properties

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Comprehensive Plan – Inspiring Spaces & Places Policies

- Adopt implementation measures that ensure new development in residential areas **complements** the existing built environment in terms of size, scale, bulk, **height and setbacks**

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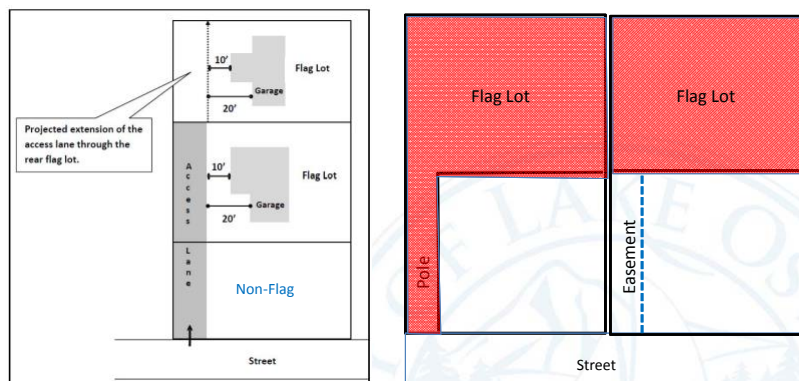
Flag Lot Definition

A lot that:

- a. Has the actual building site located behind another lot; and
- b. Takes access from the street via:
 - i. A driveway or access lane that is part of the lot and the width narrows to less than the minimum lot width for the zone; or
 - ii. An access easement.

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Flag Lot Graphic



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Flag Lot - Evolution

Pre 1998: No Flag Lot Criteria

1998-2010: Flag Lot I

2010-Present: Flag Lot 2

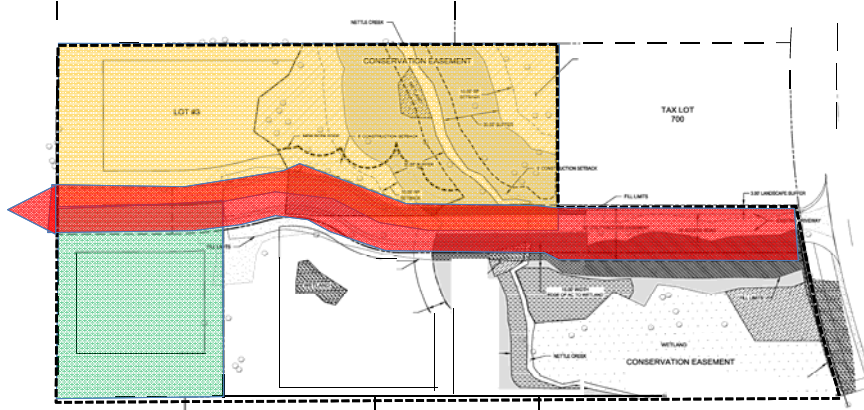
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2010 Amendments

- Orientation of “front” yard
- Access Lane extension
- Setback Distribution
- Access Lane Screening

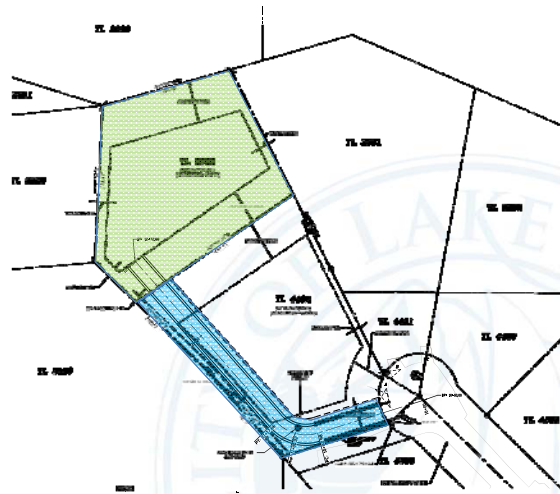
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Flag Lot - Examples



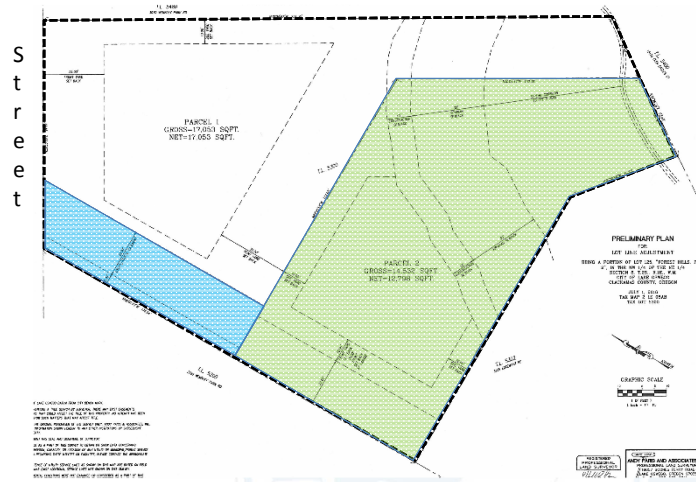
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Flag Lot - Examples

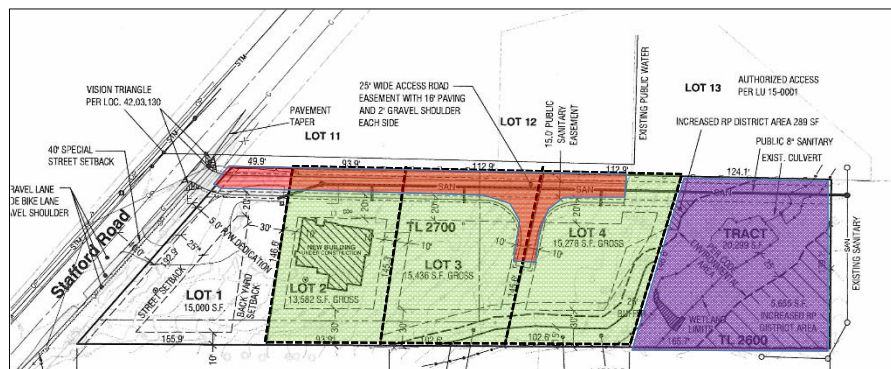


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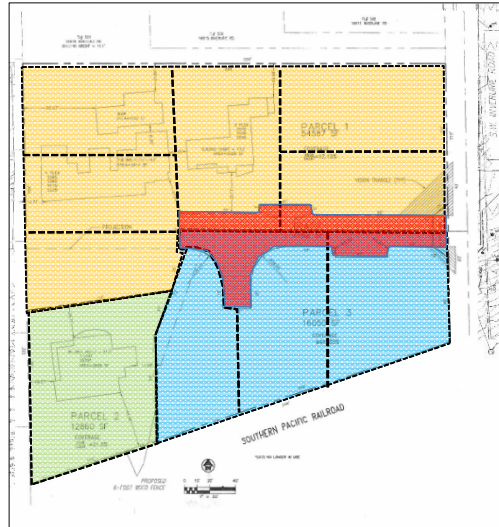
Flag Lot - Examples



Flag Lot - Examples

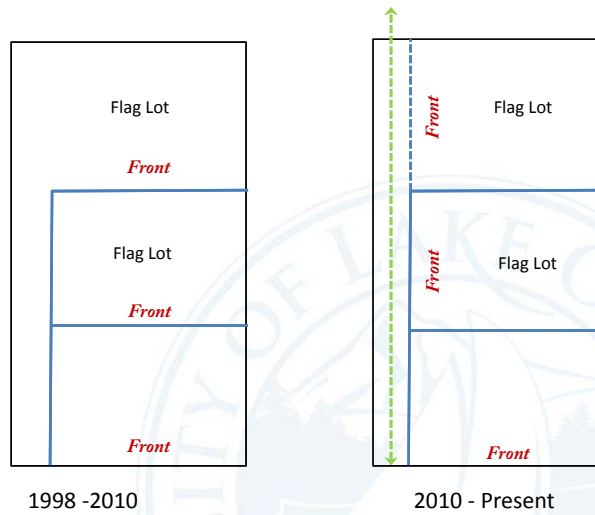


Flag Lot - Examples



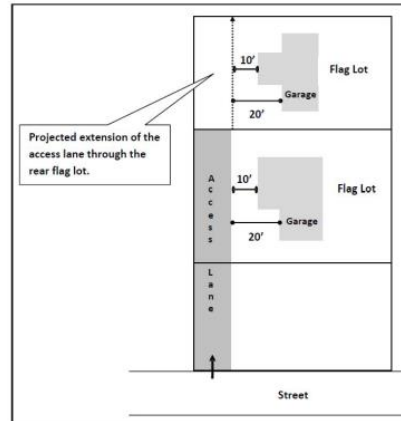
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Orientation/Setbacks



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Orientation/Setbacks



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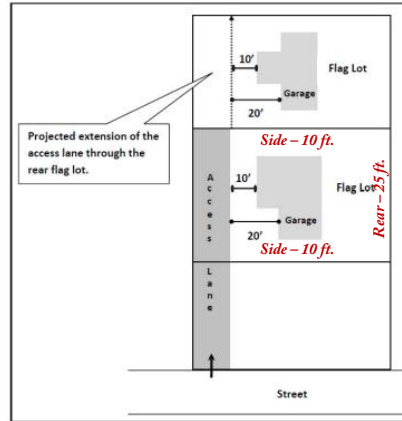
Orientation/Setbacks

Input Requested

- Are changes to the front setback location or depth needed, in light of other changes to the flag lot standards that might be proposed?
- When the access lane cannot be extended, should there be more flexibility in orientation without the need for a variance?
- What additional information is needed?

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Setback Distribution/R-5, R-3, R-0



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Setback Distribution/R-5, R-3, R-0

	R-5 Flag	R-5 Non-flag	R-7.5 Flag	R-7.5 Non-flag
Side Setback	10 ft. (each)	5 ft. (each)	10 ft. (each)	15 ft. (total)
Rear Setback	25 ft.	20 ft.	25 ft.	30 ft.
Total	45 ft.	30 ft.	45 ft.	45 ft.

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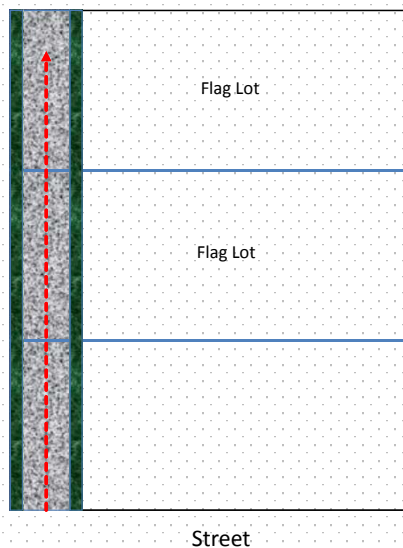
Setback Distribution

Input Requested

- Do the current R-5, R-3 and R-0 flag lot standards provide sufficient, insufficient or excessive separation between dwellings?
- What additional information is needed?

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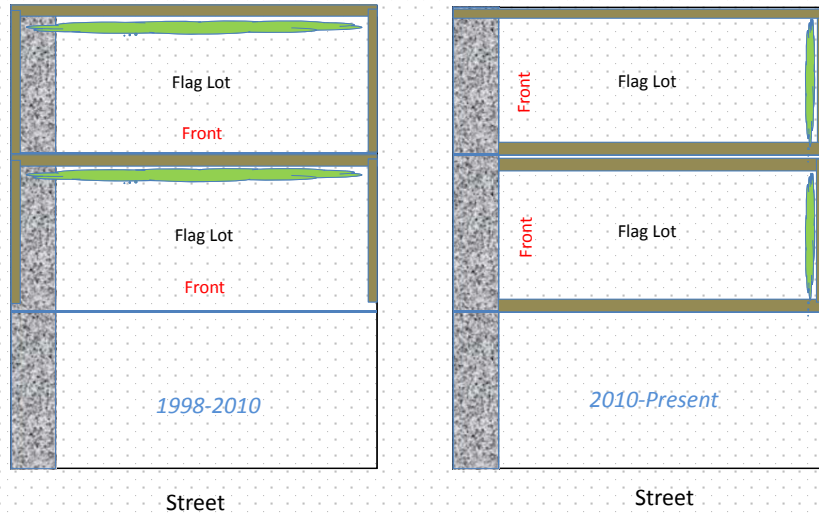
Screening/Access Lane



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- 20' access lane
- 5' landscaping buffer on both sides
- Trees (2" cal.) and shrubs (5 gallon) required
- Trees: conflict with utilities
- Effectiveness of inside buffer (often removed)
- Fencing as screening option

Screening/Exterior



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Screening/Exterior

Input Requested

- Where is screening needed in flag lot developments?
- What screening is appropriate?

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Lot Coverage and Floor Area

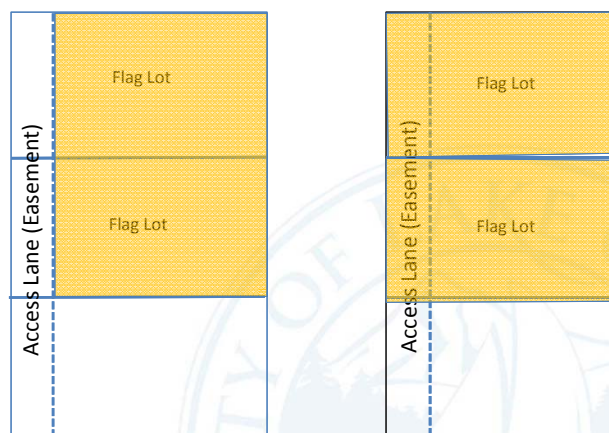
Lot Size: Based on **net area** of flag lot (does not include access lane or pole)

Floor Area: Based on **net area** of flag lot (does not include access lane or pole)

Lot Coverage: Based on **gross area** of flag lot, including access lane or pole

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Lot Coverage and Floor Area



Lot Size and Floor Area (net)

Lot Coverage (gross)

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Lot Coverage and Floor Area

Input Requested

- Should this change be part of the flag lot amendment package?
- What additional information is needed?

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Number of Lots on Access Lane/ Parking

- Neighborhood character and compatibility
- Parking, esp. visitor
- Access lane extensions
- Expectation of City maintenance

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Number of Lots on Access Lane/ Parking

Uplands

- Limit the number of flag lots in a development to one
- Eliminate the requirement to connect access lanes

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Number of Lots on Access Lane/ Parking

Input Requested

- Should Uplands recommendations be applied City-wide (one-flag lot limit, no access lane connections)?
- In light of above, are modifications to parking requirements warranted?
- What additional information is needed?

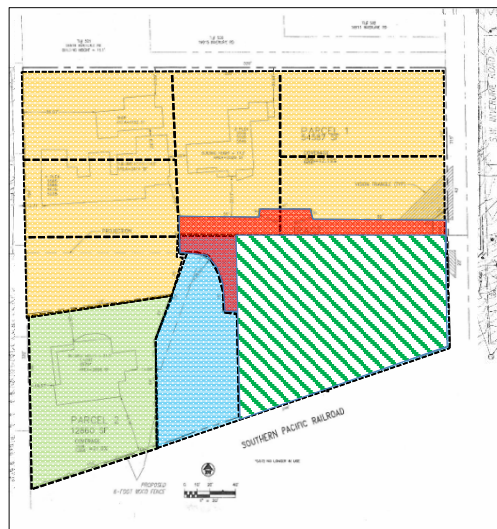
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Open Space – Serial Partitions

- 2015 Audit of Comp. Plan and CDC
- Open Space Standard: 20% of gross land area
- Applicable to serial partitions where one or more of the new lots could be further divided (i.e., Neff Park Lane)
- Open Space standard currently does not apply to subdivision sites less than 75,000 sq. ft., unless natural resources present

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Serial Partition - Examples



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Serial Partition - Examples



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Open Space – Serial Partitions

Input Requested

- Is the lack of Open Space in serial partitions a problem?
- What additional information is needed?

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Accessory Structure Setback - Standardization

Setback Variation:

- PDs (pre-2003): Same setbacks as primary structure
- PDs (post-2003): Same setbacks as accessory structures of underlying zone
- Except for R-DD and R-2, all residential zones have setbacks specific to accessory structures

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Accessory Structure Setback - Standardization

Proposed Standardized Setbacks:

- Front: Zone setback
- Side, Interior: 5 ft. (Now 5 - 10 ft.)
- Side, Local Street: 10 ft. (Now 7.5 - 15 ft.)
- Side, Other Street: 15 ft. (Now 10 - 20 ft.)
- Rear: 10 ft. (Now 5 - 15 ft.)

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Accessory Structure Setback - Standardization

Input Requested

- Is noise from this type of mechanical equipment a community-wide problem that requires a code change?
- What additional information is needed?

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