



PLANNING AND BUILDING SERVICES

PP 16-0003
 Planning Commission Work Session
 Flag Lot Amendments
 February 27, 2017

02/27/2017

Schedule

PCWS #1	PCWS #2	Public Review Draft	PCWS #3	PC Hearings	PC Findings	CCWS	CCPH
Jan. 23	Feb. 27	March - May	June 14	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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Number of Lots on Access Lane/ Parking

Uplands Proposal

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

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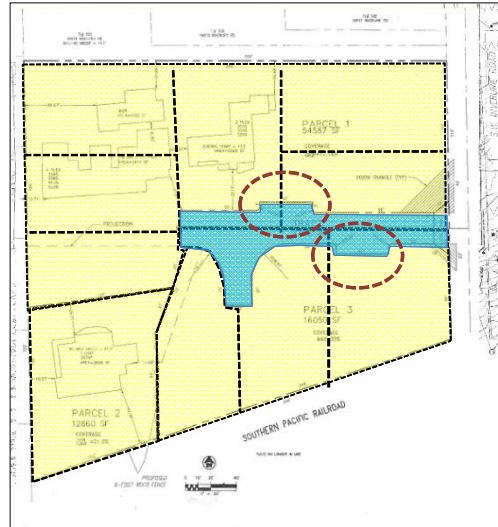
Number of Lots on Access Lane/ Parking

Issues

- Neighborhood character and compatibility
- Parking, esp. visitor
- Access lane extensions
- Expectation of City maintenance
- Council priority: Reduce development restrictions

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Parking



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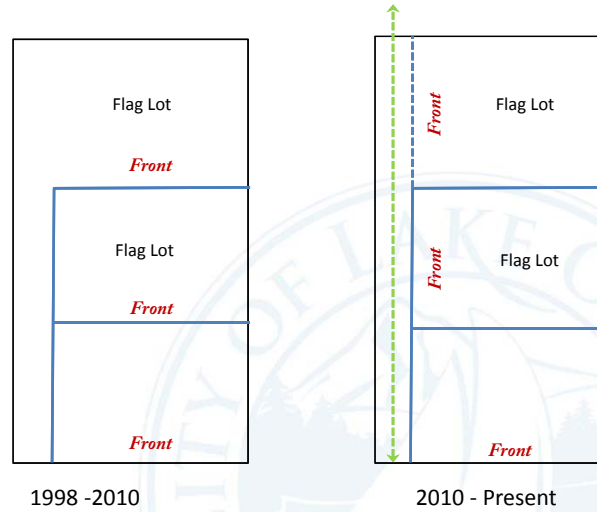
Number of Lots on Access Lane/ Parking

Input Requested

- Should Uplands recommendations be applied City-wide (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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Orientation/Setbacks



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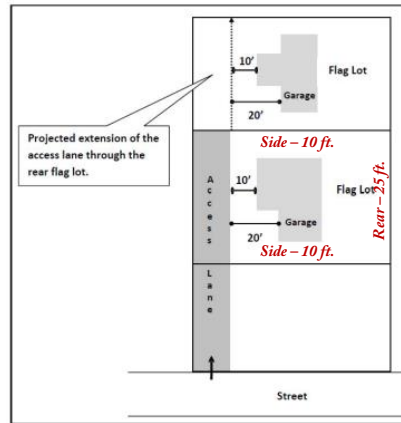
Orientation/Setbacks

Input Requested

- Increase front setback, measured from access lane, from 10 ft. to 15 ft. (PC 1/23/2017)
- **Legislative History: Create streetscape along access lane, reduce isolation**
- When the access lane cannot be extended, should there be more flexibility in orientation without the need for a variance?

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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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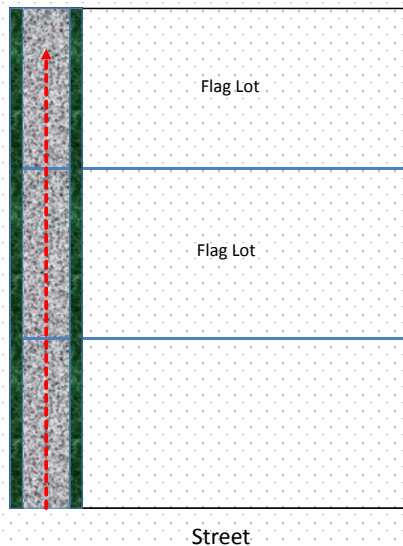
Setback Distribution

Input Requested

- **Legislative History:** Provide flexibility while maintaining the same overall combined setback total.
- Do the current R-5, R-3 and R-0 flag lot standards provide sufficient, insufficient or excessive separation between dwellings?

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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/Access Lane

Input Requested

- Potential Conflict with Utilities and Trees:
Engineering prohibits trees and limits shrubs to 3 feet in height within public easements
- Staff recommends flexibility in buffering: fences, shrubs and trees, depending on site and utilities
- Staff recommends removing landscaping buffer from interior (house side) of access lane

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Screening/Exterior



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Screening/Exterior

Input Requested

- Where is screening needed in flag lot developments?
- What screening (fencing and/or landscaping) 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

Legislative History: Use **net area** for both lot coverage and floor area.

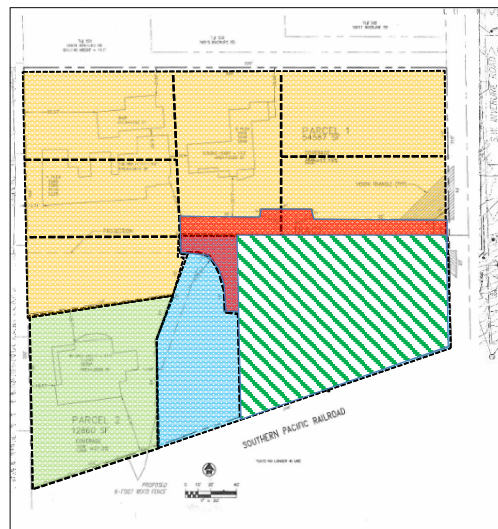
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Open Space – Serial Partitions

- 2015 Audit of Comp. Plan and CDC: Required developments of 4+ lots to address open space
- Open Space Standard: 20% of gross land area
- Make 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

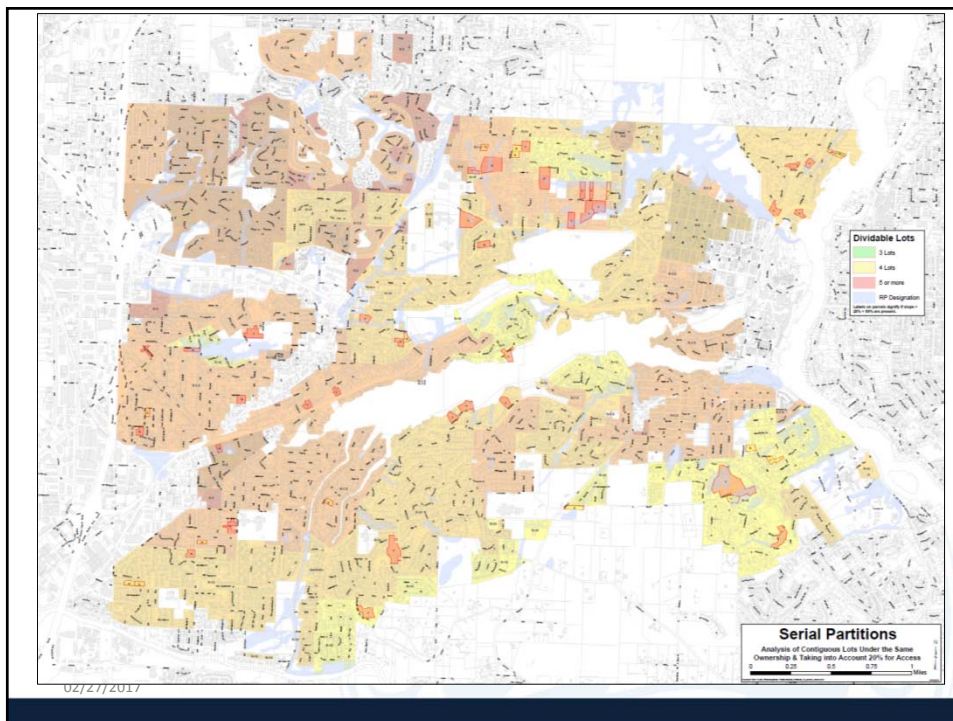


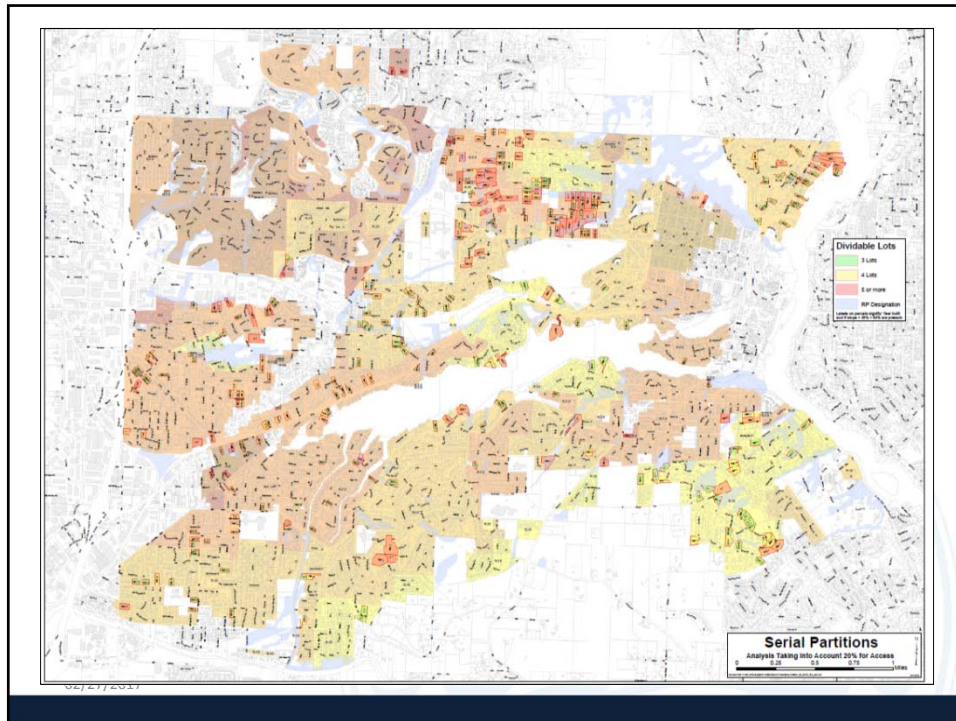
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Serial Partition - Examples



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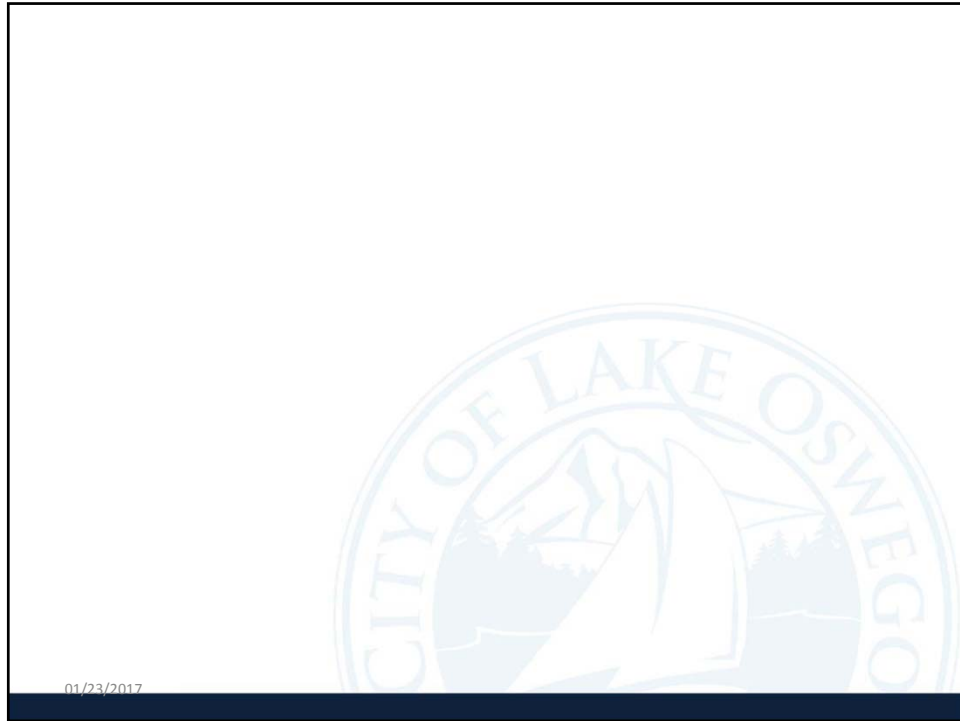


Open Space – Serial Partitions

Input Requested

- Is the lack of Open Space in serial partitions a problem?
- If yes, should triggers be the same as for subdivisions (75,000+ sq. ft. site, or with natural resources)?
- What additional information is needed?

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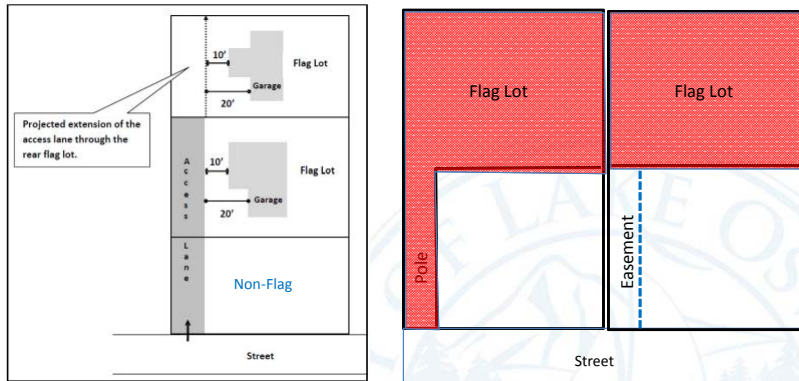
Flag Lot Definition

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.

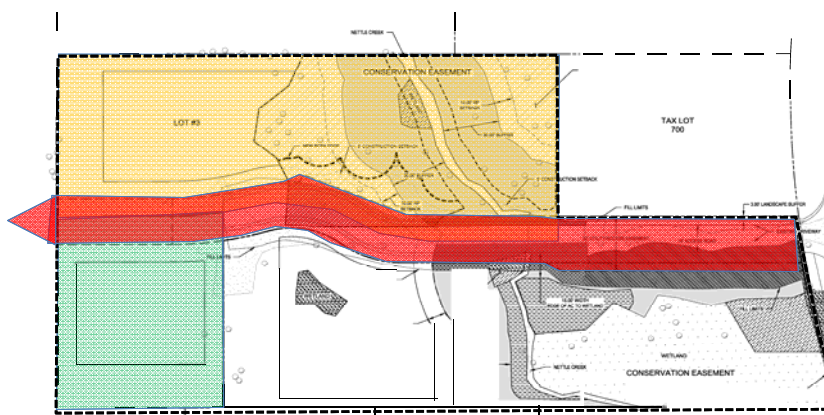
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Flag Lot Graphic



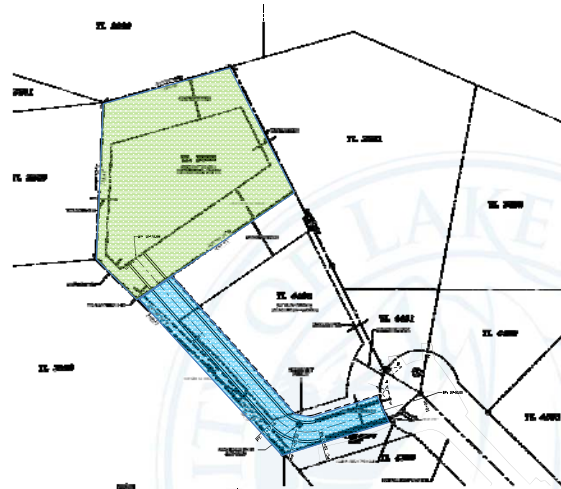
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Flag Lot - Examples



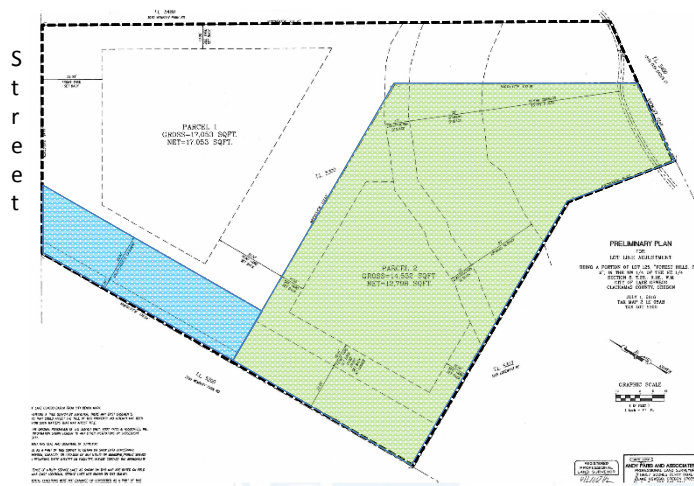
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Flag Lot - Examples



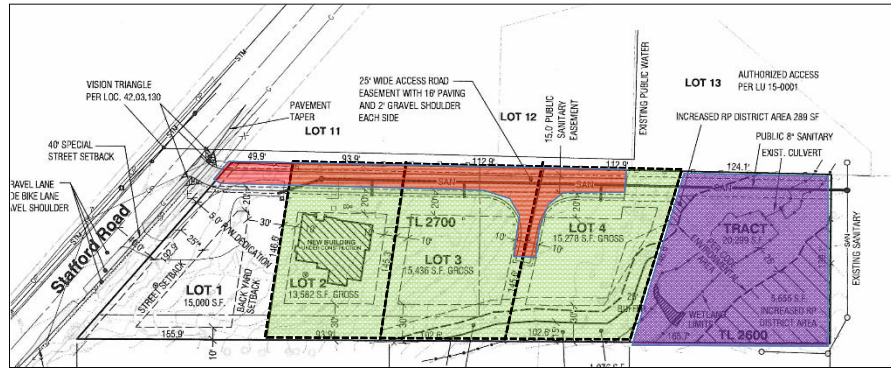
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Flag Lot - Examples



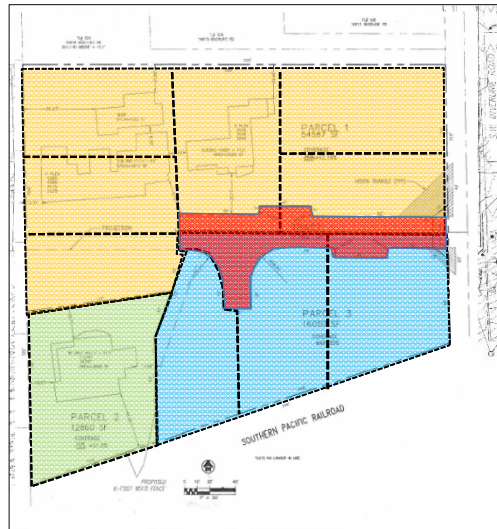
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Flag Lot - Examples



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Flag Lot - Examples



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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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