



MEMO

TO: Planning and Zoning Commission

FROM: Trever Fleetham
Planning & Sustainability Advisor

DATE: May 2, 2016

SUBJECT: Unified Development Code Amendment P16-006
Residential Lot Development Standards §154-02-004(B)

Background:

Existing lot development standards provide clear and concise guidelines for development of residential properties. However, the strict application of these somewhat arbitrary lot width, depth, and minimum lot sizes may unduly restrict infill development and master planned communities. Staff is recommending amendments to the Unified Development Code (UDC) lot standards that could help promote infill development, redevelopment, as well as encourage residential developers to employ sound land use planning principles in the design phase of future subdivisions.

Analysis:

The *purpose and intent* of the “SUBDIVISIONS” section of the UDC is to provide orderly growth and harmonious development, assure adequate traffic circulation, achieve individual property lots of reasonable utility and livability, and provide procedures for the achievement of this purpose. Staff believes that changes to the existing lot development standards to provide additional flexibility through the subdivision process and/or minor land division process will help achieve these goals.

Section § 154-07-002(E)(1)(b) of the UDC states:

In areas of steep topography, unusual soil conditions, drainage issues, abrupt changes in land use or where heavy traffic on adjacent streets prevail, special lot width, depth, and area requirements which exceed the minimum requirements of the particular zoning district may be required.

This section *requires* subdivisions to *exceed* minimum lot standards based on certain circumstances. *Flexibility* from existing lot development standards could overcome the same challenges, by allowing lot sizes to be averaged over the area of development, or by reducing lot sizes and incorporating common open space. Presently, this can only be accomplished through the Planned Area Development zoning process and not through the subdivision platting process.

More flexible lot width, depth, and area requirements would also provide opportunities for redevelopment in areas of the community that were created during times when there was a cap on the maximum number of homes per subdivision created regardless of the size of the parcel. It would similarly allow for property owners on larger lots within some of our oldest subdivisions to split their lots. In many cases that we have reviewed that fit this scenario, the property owner has difficulty dividing their property due to the location of the existing residence and although they can generally meet the minimum size requirement, they cannot meet both the minimum lot width standard and the minimum lot depth standard. Allowing flexibility to these standards through the Minor Land Division process (§154-06 and §154-09-011) could facilitate new development in these areas where the infrastructure is already in place to support new homes. Reinvestment and new home construction in aging neighborhoods/subdivisions would help maintain or enhance property values and potentially promote additional owner-occupied properties in those areas.

The following bullets outline the proposed amendments:

New Subdivisions:

- Allow minimum lot width, depth and size standards to be modified if a Development Master Plan is submitted and approved by the Planning Commission concurrently with a Preliminary Plat application (the number of housing units shall not in any situation exceed the number of units allowed within the zoning district in which the subdivision is located)
- Amend the Definition of Development Master Plan to delegate approval authority over Development Master Plans to the Planning Commission

Previously subdivided properties/existing parcels:

- Allow up to 25% relief from minimum lot width and lot depth standards and up to 10% from the minimum lot area standard through the Minor Land Division process (no newly created parcel shall be allowed a building envelope less than 35 feet X 35 feet)

Suggested Motion:

If the Commission agrees with the proposed amendments, a possible motion could be:

“I move the Planning and Zoning Commission recommend to the Town Council approval of P16-006, an amendment to Residential Lot Development Standards”

Exhibit A

Table of Residential Lot Development Standards

District (1)	Minimum Lot Size			Min. Lot Area per Dwelling Unit	Max Lot Cover	Minimum Yard Setbacks				Minimum Space Between Buildings	Public Water Sewer Required (4)(5)
	Area sq. ft.	Width (2)	Depth (3)			Front	Rear	Side	Strt Side		
R1-6	6,000	60'	90'	6,000	50%	20'	20'	5' ⁽⁶⁾	10'	10'	YES
R1-8	8,000	70'	100'	8,000	40%	20'	20'	6' (6)	15'	10'	YES
R1-10	10,000	80'	110'	10,000	40%	20'	20'	7'	15'	10'	YES
R1-12	12,000	90'	120'	12,000	30%	25'	25'	8'	15'	10'	YES
R1-18	18,000	100'	140'	18,000	30%	30'	30'	10'	15'	10'	YES
R1-35	35,000	140'	180'	35,000	20%	35'	35'	20'	20'	10'	YES
R1-44	44,000	150'	190'	44,000	20%	40'	40'	20'	20'	10'	YES
R1-70	70,000	160'	240'	70,000	20%	50'	50'	25'	25'	10'	YES
R1-90	90,000	180'	270'	90,000	10%	55'	55'	25'	25'	10'	NO
R1-175	175,000	300'	300'	175,000	10%	60'	60'	30'	30'	10'	NO
R2	6,000	60'	90'	3,630	50%	20'	10' (8)	5' (6)	15'	6'	YES
R3	6,000 (7)	60'	90'	n/a	50%	20' (9)	10' (8)	5' (6)	15' (9)	6'	YES

1. Building height: See § 154-02-003(A)(1)(b).
2. For cul-de-sac and flag lots, see § 154-02-003(A)(2)(d) and (f).
3. Flag lots shall have a maximum depth, from the street frontage to the area where the lot widens, of not more than 150'.
4. Public sewer facilities shall be utilized: a) when the property is located within the Northern Gila County Sanitary District's boundaries and there is an adequate public sewer within 1,000 feet of the nearest property line as measured along the usual or most feasible route of access; b) when property is not within the N.G.C.S. District's boundaries, but there is an adequate public sewer within 500 feet of the nearest property line, as measured along the usual or most feasible route of access, and the total cost of connecting to the sewer is less than two times the cost of installing an on-site disposal system. If facilities are unavailable within the parameters described in a) and b), then other suitable facilities are required to be approved by the Gila County Health Department. However, no new properties (less than 2 acres in size) shall be created by minor land divisions that would require septic or other alternate sanitary systems to be utilized.
5. Water facilities, if not Public, are required to be approved by the Arizona Department of Environmental Quality.
6. Attached housing (zero lot line development) is allowed on contiguous lots within the same street frontage, provided both units are developed at the same time as a common project. All non-street setbacks which are opposite the common property line shall be increased by 2 feet over the minimum side yard setback for that district.
7. Through the platting process, townhouse lots in R3 districts may be reduced to 3,000 s.f. minimum width 30', minimum depth 80'.
8. Where the rear property line is common with a single family residential district, the minimum rear yard setback shall be 18'.
9. Minimum front and street-side setbacks may be reduced to 10' when not utilized for parking or vehicular access.