



AGENDA MEMORANDUM

Public Hearing and First Reading Ordinance for the City Council Meeting of August 20, 2013
Second Reading Ordinance for the City Council Meeting of August 27, 2013

DATE: July 24, 2013

TO: Ronald L. Olson, City Manager

FROM: Mark E. Van Vleck, P.E., Director, Development Services Department
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New Zoning District for Half-Acre Residential Lots

CAPTION:

Ordinance amending the Unified Development Code to provide for a new "RS-22" Single-Family 22 District by revising table 1.11.2 – abbreviations, table 4.1.1 – zoning districts, table 4.3.2 – permitted uses (single-family districts), table 4.3.3 – residential development (single-family districts), subsections 5.6.4.A.2.a and 5.6.4.B.3.a – both entitled single-family, two-family, and townhouse residential use districts, and subsection 7.5.13 – signs allowed in the FR, RE, RS-15, RS-10, RS-6, RS-4.5, RS-TH, RS-TF, and RMH districts; and providing for severance, penalties, and publication.

PURPOSE:

The purpose of this item is to create a new zoning district for single-family development with minimum lot sizes of 22,000 square feet (approximately one-half acre).

BACKGROUND AND FINDINGS:

As proved by a recent rezoning request for the Kitty Hawk subdivision, many developers look to create single-family residential neighborhoods with minimum lot sizes of one-half acre. However, the City's Unified Development Code (UDC) does not provide a zoning district where the minimum required lot size is one-half acre. Staff proposes an amendment to the UDC that would create a new zoning district with a minimum lot size requirement of 22,000 square feet, which is approximately one-half acre. Having a zoning district with minimum lot sizes of one-half acre would afford protection to property owners who buy property within a subdivision having half-acre lots because property owners would be guaranteed that the lot sizes of their neighbors could not be subdivided into lots of less than one-half acre without a rezoning and public hearing process.

ALTERNATIVES:

Denial or alteration of the proposed text amendments related to the creation of the "RS-22" District.

OTHER CONSIDERATIONS:

Not applicable

CONFORMITY TO CITY POLICY:

The proposed text amendments conform to City policy.

EMERGENCY / NON-EMERGENCY:

Non-Emergency

DEPARTMENTAL CLEARANCES:

Planning/Environmental Services, Legal, and Planning Commission

FINANCIAL IMPACT:

Operating Revenue Capital Not applicable

Fiscal Year: 2012-2013	Project to Date Expenditures (CIP only)	Current Year	Future Years	TOTALS
Line Item Budget				
Encumbered / Expended Amount				
This item				
BALANCE				

Fund(s):

Comments: None

RECOMMENDATION:

The Planning Commission and Staff recommend approval of the proposed UDC text amendments.

LIST OF SUPPORTING DOCUMENTS:

Ordinance