

CITY COUNCIL REGULAR SESSION

Ordinance to establish provisions in the Land Use Code, Chapter 20.45A Platting and Subdivisions and Chapter 20.45B Short Plats and Short Subdivisions, for Unit Lot Subdivisions within Land Use Districts where multifamily development is currently allowed; providing for severability; and establishing an effective date.

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EXECUTIVE SUMMARY

On February 1, after discussion in Study Session, Council directed staff to finalize this Ordinance for approval. Consistent with the Planning Commission recommendation, this Ordinance is a Land Use Code Amendment (LUCA) to establish provisions in LUC Chapter 20.45A, Platting and Subdivisions, and Chapter 20.45B, Short Plats and Short Subdivisions, for Unit Lot Subdivisions. This LUCA advances the City's Affordable Housing Strategy (AHS) Strategy B, which calls for creating a variety of housing choices.

RECOMMENDATION

Move to adopt Ordinance No. 6568.

BACKGROUND/ANALYSIS

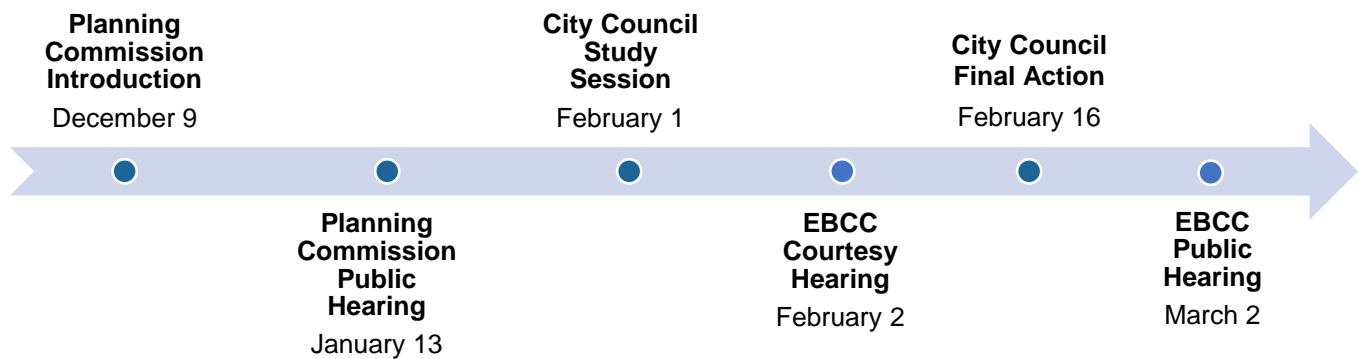
The Unit Lot Subdivision LUCA will allow for the subdivision of townhouse dwellings while applying development standards, such as setbacks, lot coverage by structure, impervious surface coverage, and minimum lot area to the overall site or the "parent" lot instead of the individual unit lots. A strike-draft of the recommended LUCA is provided as Attachment A.

On February 1, Council considered this LUCA to establish provisions for Unit Lot Subdivisions. Council reviewed the Planning Commission recommendation to adopt this LUCA without modification and the Commission's conclusion that the LUCA complies with the decision criteria in LUC 20.30J.135. Council was informed of the general support for the LUCA during the January 13 public hearing on the LUCA held by the Planning Commission, including various comments purporting that this LUCA would promote infill development, expand housing choices, make efficient use of land, broaden homeownership opportunities, and provide for Missing Middle Housing.

During this February 1 Study Session, Council considered the intent of this LUCA to minimize barriers for infill development and allow for individual townhouse units to be owned in fee simple as an alternative to condominium ownership. Specifically, the Unit Lot Subdivision LUCA responds to the AHS, Strategy B, to create a variety of housing choices which appeal to people at different income levels and life stages. Providing a broad range of homeownership opportunities, including fee simple townhouses, promotes mixed-income neighborhoods, allows for a diversity of housing types, and increases available housing choices for all economic segments of the population. Following Council

deliberation, Council directed staff to finalize an Ordinance for the LUCA as drafted for approval.

Review Process



POLICY & FISCAL IMPACTS

Policy Impact

The proposed LUCA will advance the AHS and other City policies which support a range of housing choices throughout the City.

Fiscal Impact

There is no fiscal impact associated with implementing the proposed LUCA.

OPTIONS

1. Adopt the Ordinance to establish provisions in the Land Use Code, Chapter 20.45A Platting and Subdivisions and Chapter 20.45B Short Plats and Short Subdivisions, for Unit Lot Subdivisions within Land Use Districts where multifamily development is currently allowed; providing for severability; and establishing an effective date.
2. Do not adopt the Ordinance and provide alternative direction to staff.

ATTACHMENTS & AVAILABLE DOCUMENTS

- A. LUCA Final Strike-Draft
Proposed Ordinance No. 6568.

AVAILABLE IN COUNCIL LIBRARY

N/A