

Planning Board Workshop | May 3, 2022

Map and Ordinance Updates Workshop

Planning, Permitting & Code



Agenda

- 1.) Consider changing four areas of the City from Rural Residential, Urban Residential, Suburban Residential, and Multi-Family Suburban areas to the Traditional Neighborhood Development District (T-4.2 or some variation) as defined in the Comprehensive Plan.
- 2.) Lake Auburn Watershed Zone Change with the adoption of a zoning change that reduces the housing density in all parts of the Lake Auburn Watershed to one dwelling unit per three acres as recommended in the 2021 comprehensive plan. Considered changes include changing three separate areas of Rural Residential (RR) to Low Country Density Residential (LCDR) for a total of 1038 +/- acres.

Area A

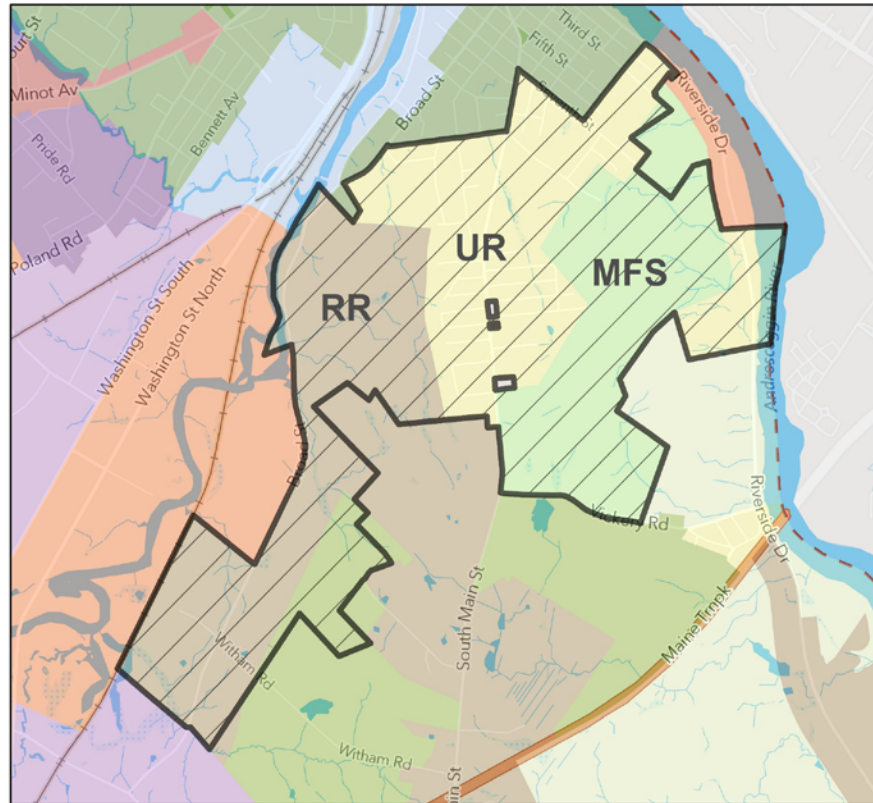
(936 Acres)

Discussion Considerations

1.) RR/LCDR to T-4.0 or T-4.1. Allowed Residential uses to include multifamily to 2.5 stories-very limited business uses. Density up to 14 Units per acre. Example: 10,000 SF lot could allow for 3 units.

2.) UR and MFS: to T-4.2

Exhibit - Area A



Current Zoning

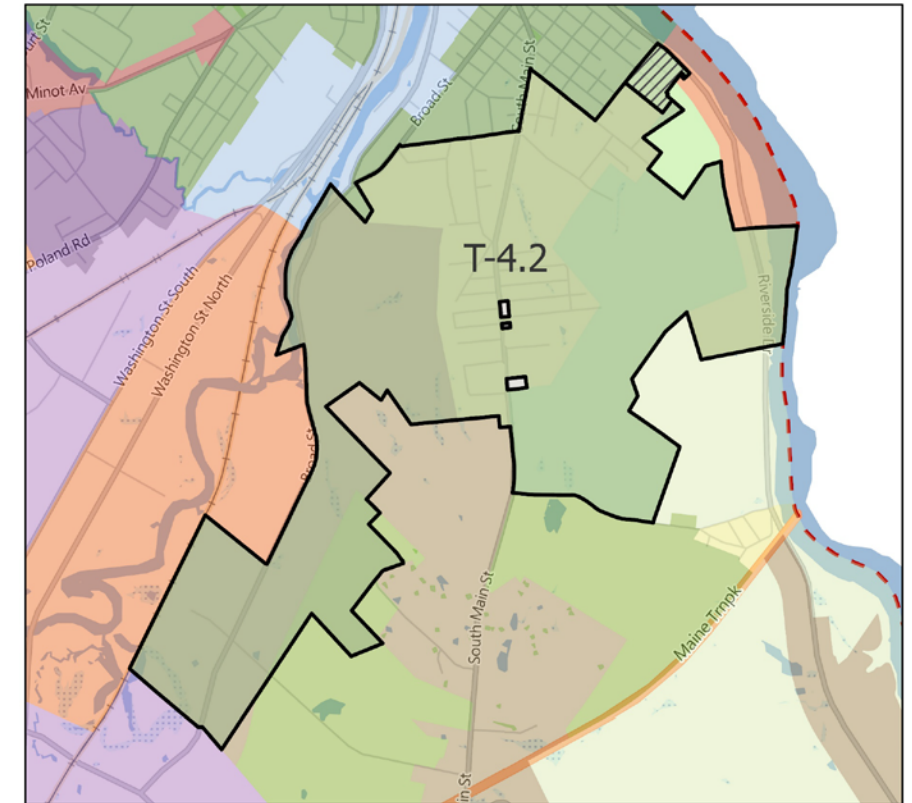
Zoning Districts

AG - Agriculture and Resource Protection
GB - General Business
GB II - General Business II

ID - Industrial
LDCR - Low Density Country Residential
MFS - Multi-Family Suburban
NB - Neighborhood Business

RR - Rural Residential
SR - Suburban Residential
UR - Urban Residential
T-4.2 - Traditional Downtown Neighborhood

Proposed Change



T-5.1 - Downtown Traditional Center

Comp Plan Changes

To TNDD
Added Area

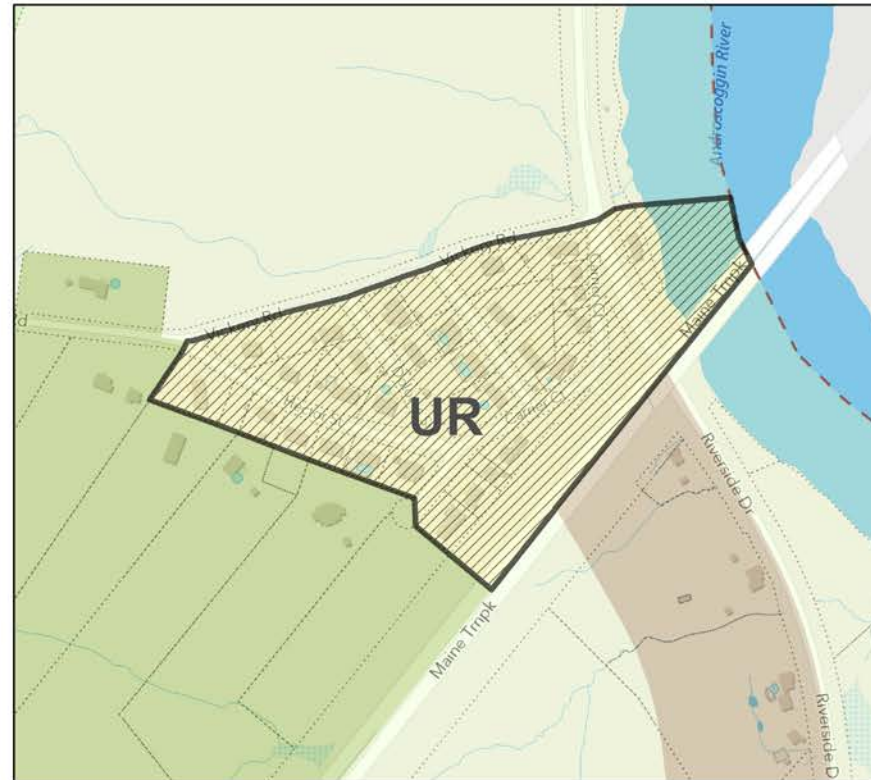
Area B

(19 Acres)

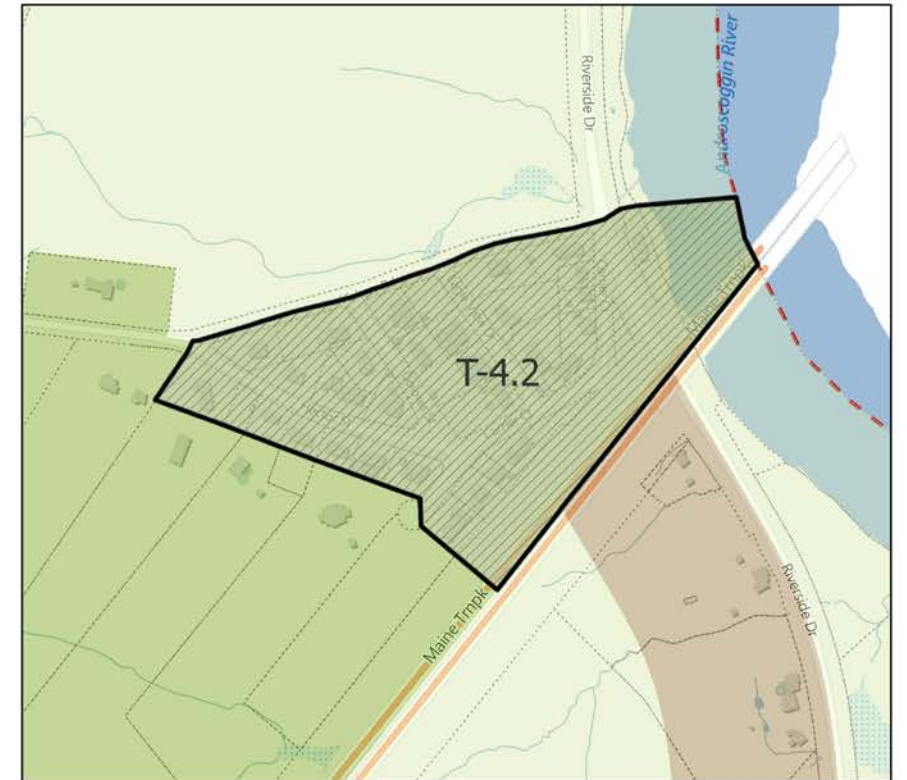
Discussion Considerations

1.) UR to T-4.0 or T-4.1.
Allowed residential uses to include multifamily to 2.5 stories-very limited business uses. Density up to 14 Units per acre. Example: 10,000 SF lot could allow for 3 units.

Exhibit - Area B



Current Zoning



Proposed Change

Zoning Districts

AG - Agriculture and Resource Protection

LDCR - Low Density Country Residential

MFS - Multi-Family Suburban

RR - Rural Residential

UR - Urban Residential

FLU Change

To TND

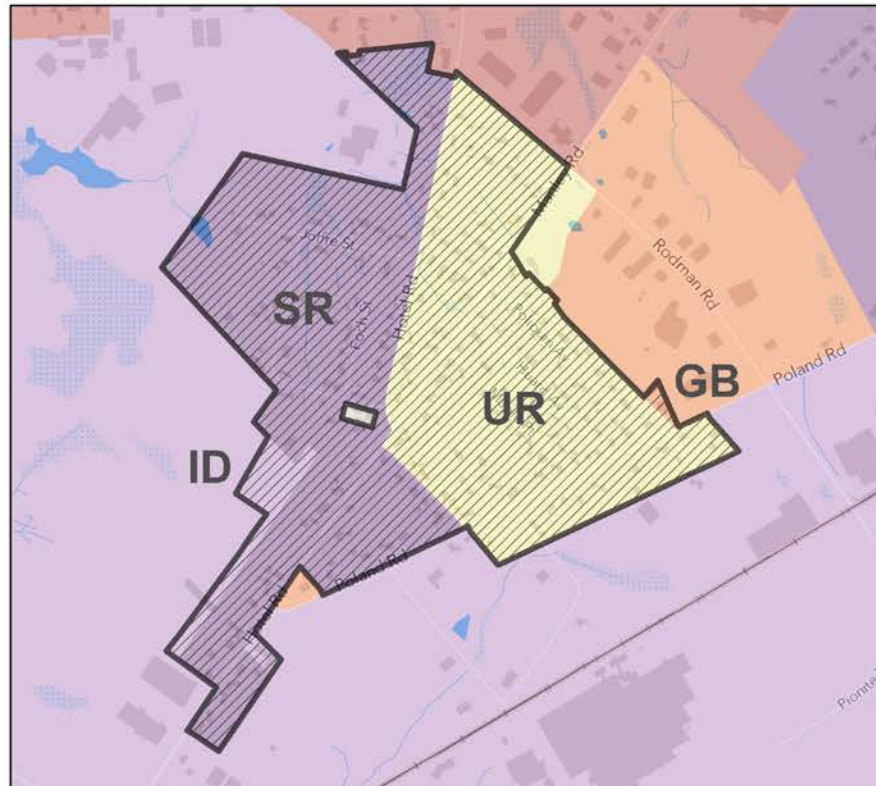
Area C

(148 Acres)

Discussion Considerations

1.) UR and SR to T-4.0 or T-4.1. Allowed residential uses to include multifamily to 2.5 stories-very limited business uses.

Exhibit - Area C



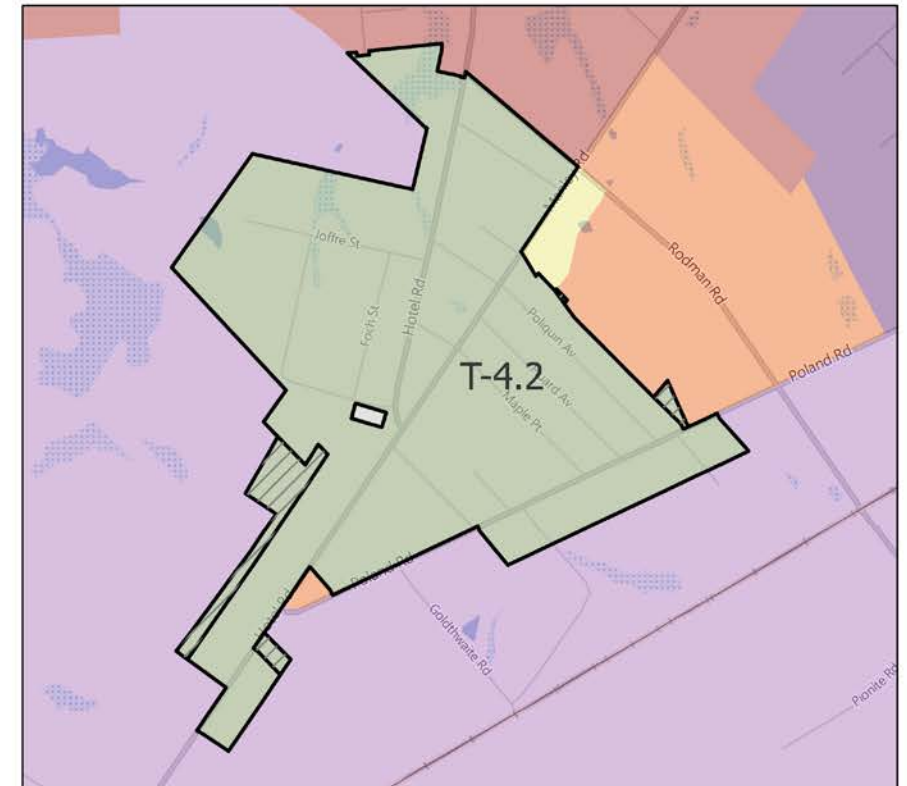
Current Zoning

FLU Change

- To TNDD
- Added Area

Zoning

- GB - General Business
- GB II - General Business II



Proposed Change

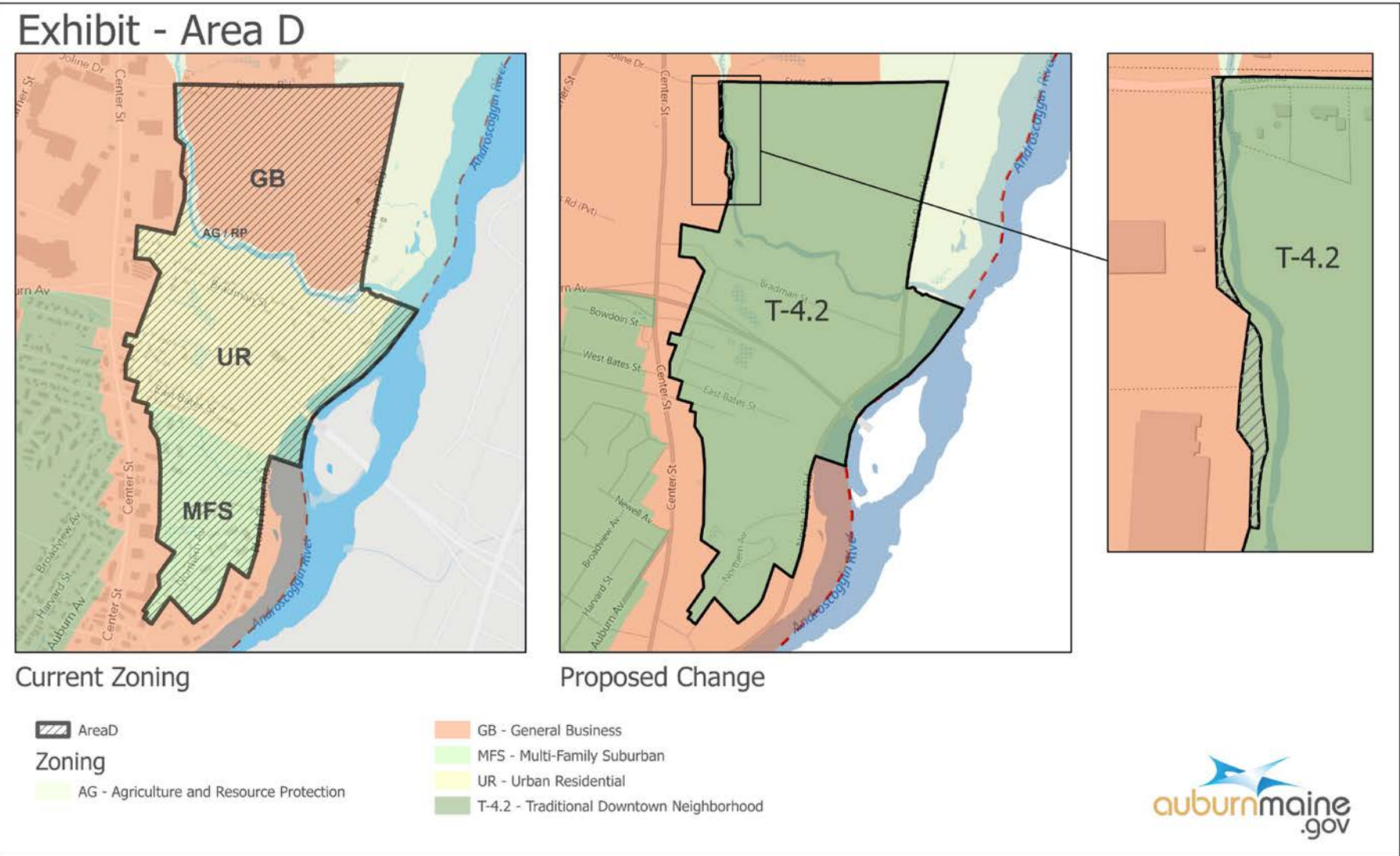
- ID - Industrial
- NB - Neighborhood Business
- SR - Suburban Residential
- UR - Urban Residential

Area D

(288 Acres)

Discussion Considerations

1.) UR, GB and MFS: to T-4.2



Transportation

Overall Comments

Goal G.1 TRANSPORTATION DEMAND MANAGEMENT

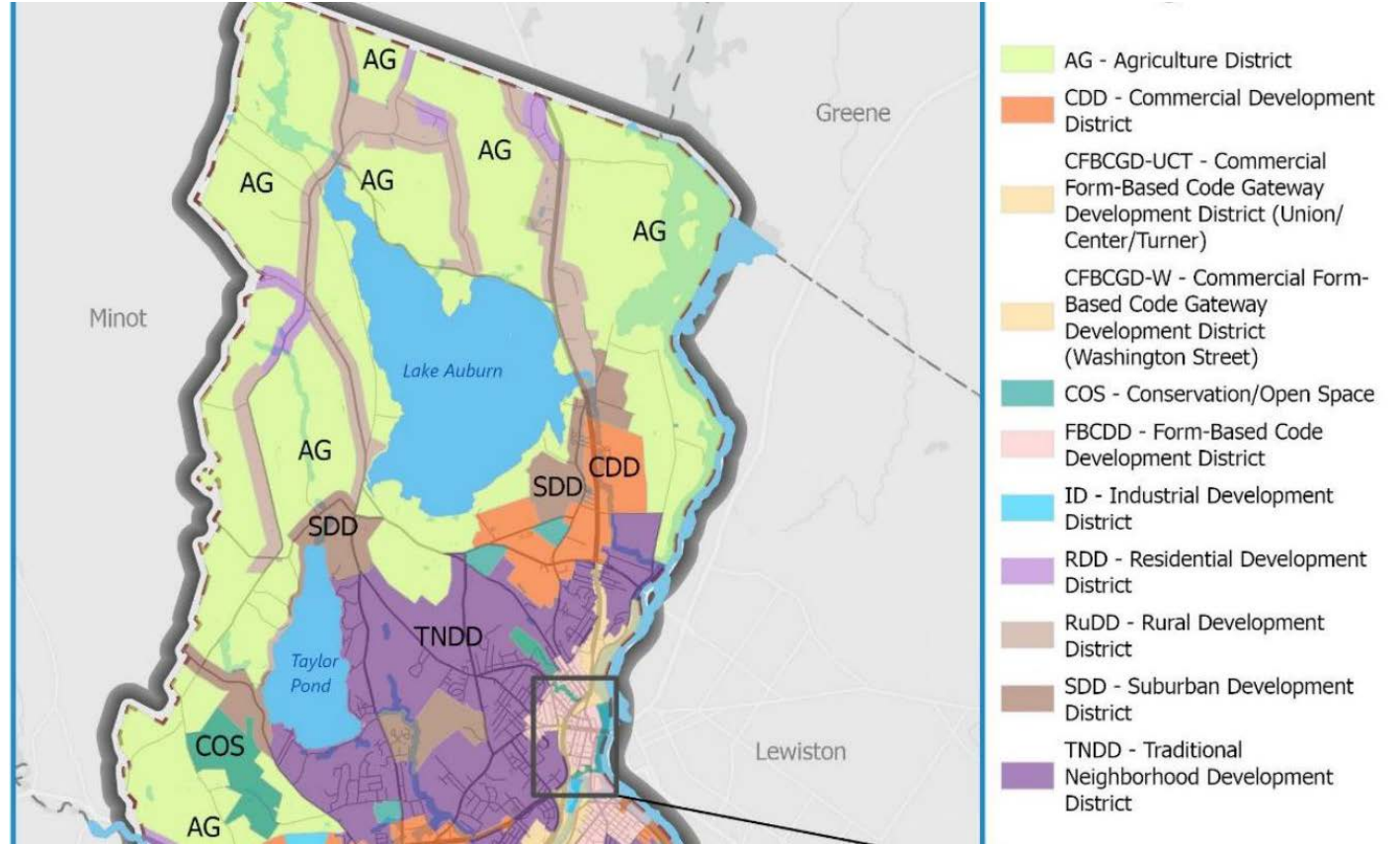
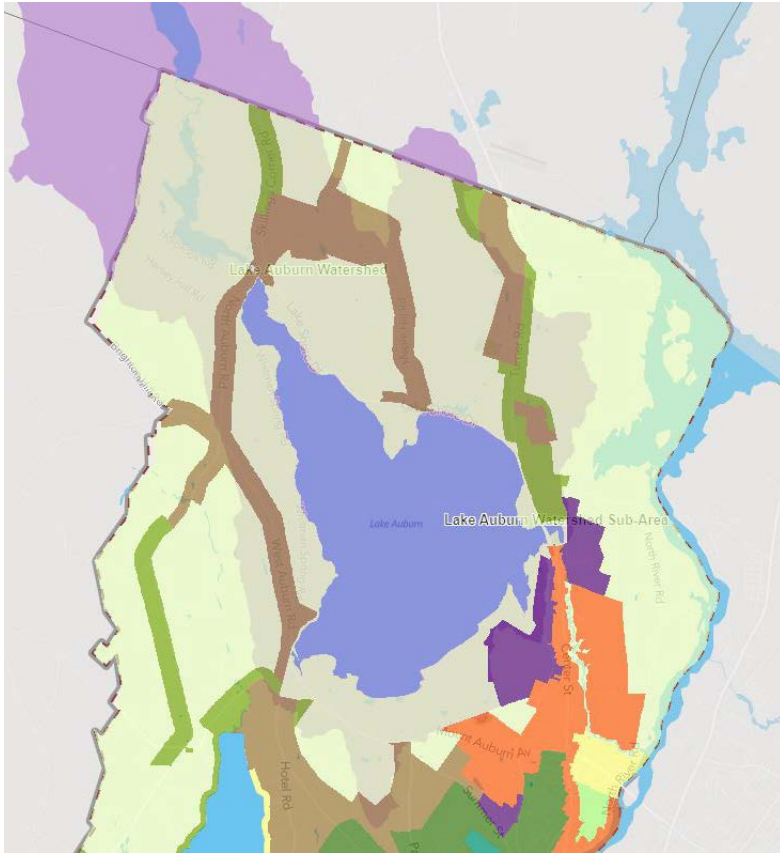
While this goal focuses primarily on nonresidential development, the scale and scope of residential development warrants a process to expand the transportation network, and overall impervious area, in a sustainable fashion. Transportation Demand Management (TDM) has been included in several Comprehensive Plan updates but has not yet been implemented through an ordinance. Revisiting walking and biking infrastructure proximate to projects, understanding true parking demand, and structuring new streets for planned connectivity would require further ordinance development to make this tool available to staff and the Planning Board during site plan reviews.

Goal G.2 ROAD NETWORK

Street grids provide for the most efficient delivery of municipal services (road maintenance in all seasons, public safety response, solid waste collection, etc). Current ordinances do not provide for a mechanism to establish connectivity between buildable lots in areas of the city where the zoning changes will allow for significant in-fill development of housing units. Furthermore, the ability to extend walking facilities beyond the current network is limited by available state and local funding and right of way, in most instances. Ordinances that integrate partnerships with developers into site plan review could allow for expanding connectivity within the street network and in walking and biking facilities, where city plans recommend their construction.

Area Specific Considerations:

See Transportation System Considerations Dated: April 27, 2022

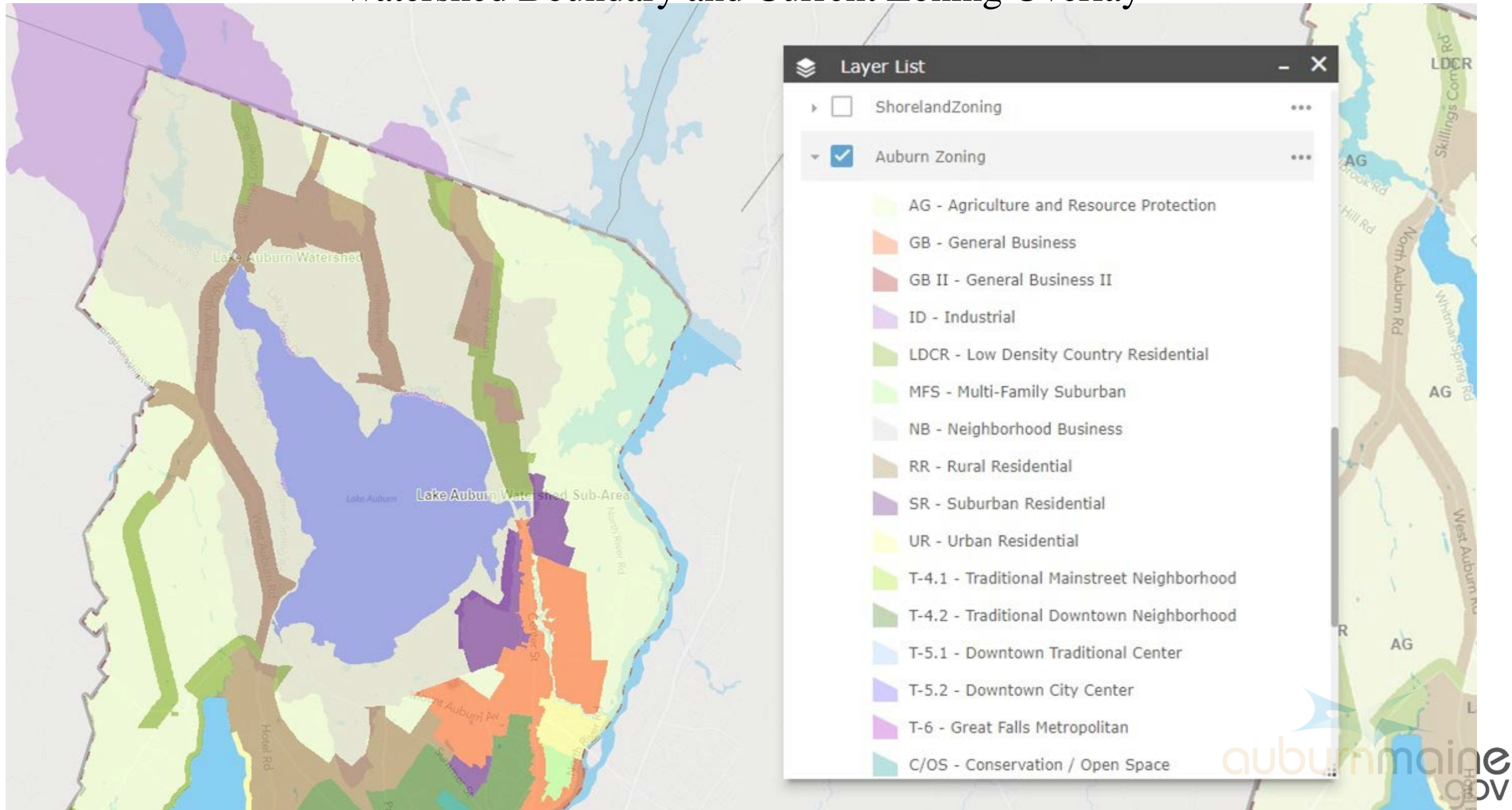


•**Existing Rural Residential (RR) Minimum lot area, width and depth.** No lot shall be created and/or no building shall be erected on a lot containing less than 43,560 square feet and measuring less than 250 feet in width. No lot shall be less than 150 feet in depth. Sec. 60-230.

This Future Land Use Planning Map shows the RR zone which allows a density of up to one home per 43,560 square feet (1 acre) to one home per 130,680 square feet (3 acres).

For ease, map amendment change includes all areas of the Low Density Rural Residential zone in the watershed to Low Density Country Residential (LDCR).

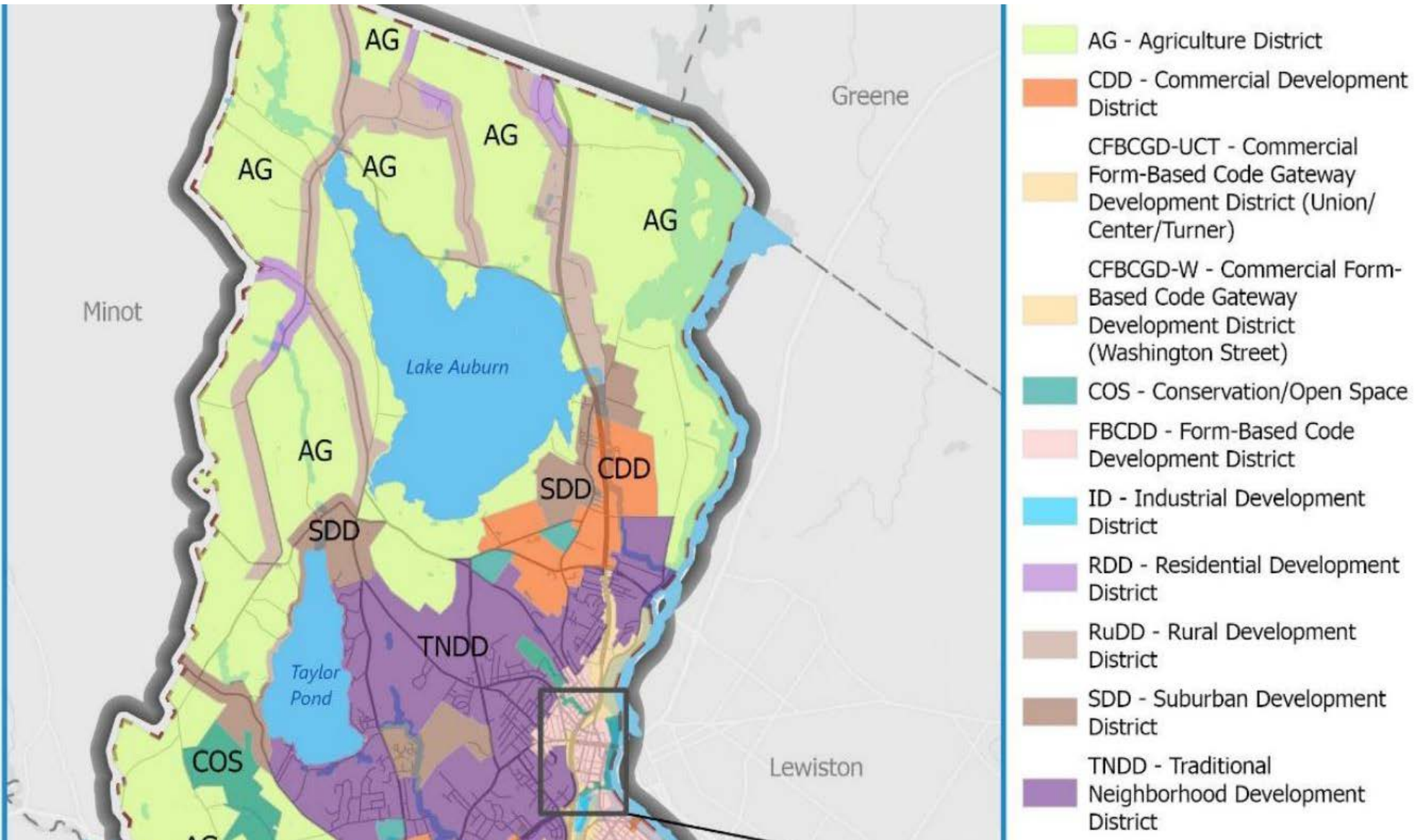
Watershed Boundary and Current Zoning Overlay



Rural Development District in Lake Auburn Watershed

- The Planning Board recommends updating the Lake Auburn Watershed Ordinance change Re: updating septic standards, with three conditions, the first of which states that “approval of this must coincide with the adoption of the zoning change that reduces the housing density in all parts of the watershed to one dwelling unit per three acres as recommended in the comprehensive plan.
- Making this zoning change would change the current Rural Residential zoning which allows one dwelling per acre to the Rural Development District which allows one dwelling per three acres.
- There are approximately 317 Parcels in the Watershed under current Rural Residential (RR) Zoning. Of these parcels, 66 are under one (1) acre and currently non-conforming under the current RR zoning. 86 are between one and three (1-3) acres, and the remaining 165 are three (3) acres and above.
- Under the future land use plan, the Rural Development District (RD) reduces housing density to one dwelling per three (3) acres which would make an additional 86 parcels non-conforming.

2021 Future Land Use Map



Thoughts/Questions/Comments