Planning Commission Work Session
Agenda Item 2.a.

Agenda Item: **ZONING ORDINANCE TEXT AMENDMENT - ZOTA #25-01 - PD-TRG2 - Planned Development - Transit Related Growth Low Density Residential and Low Impact Commercial.**

Meeting Date: May 5, 2025

Category: Public Hearings

Prepared by: David Stromberg, Zoning Administrator

Description:
May 5, 2025 update: During the public hearing on April 28, 2025, the planning commission requested to discuss the following items at the work session:

- Explore a maximum height of 45-60 feet for two-over-two units
- Explore the option for live/work units or corner commercial units
- Discuss the proposed setback requirement of 60 feet
- Discuss the proposed 5-foot and 8-foot building separation from private and public streets
- Discuss the possibility of allowing HVAC on the ground for townhouse units provided the units are screened
- Discuss the proposed landscape requirements

The proposed text amendment will establish the second zoning district to allow redevelopment of properties as envisioned by the Transit Related Growth (TRG) Small Area Plan (SAP). This zoning district will be an option for properties where the TRG designates the future land use as Low Density Residential/Low Impact Commercial. The primary development pattern for this future land use is townhouse and two-over-two units with garages along real alleys and frontage along streets and mews. The plan also calls for low impact commercial uses, such as: multi-story interior self-storage, makers spaces, and retail.

Staff is requesting input from the planning commission on the following provisions of the ordinance:

1. Permitted uses (Line 53): There is a possibility to allow additional commercial uses through the PD-TRG2 zoning district. The TRG SAP calls for low impact commercial or light industrial in the areas that are already zoned PD-B. The question is whether to include these low impact commercial and light industrial uses in the PD-TRG2 zoning district or to evaluate proposed proffer amendments

to the existing PD-B zoning district for compliance with the TRG SAP.

2. Maximum building heights and penthouses (Lines 86-87 and lines 169-182): The proposed maximum height is 40 feet, exclusive of rooftop penthouses. This is consistent with the four story recommendation of the TRG SAP but will limit options for rooftop areas on two-over-two units. No living space would be allowed on a rooftop level of a two-over-two; only the staircase to provide access to the rooftop would be permitted with a maximum height of 40 feet. A townhouse could accommodate a "bonus room" and outdoor deck with a 40-foot height limit.
3. Signs (Lines 197-201): This zoning ordinance text amendment could simplify the sign section of the zoning ordinance by consolidating existing sign requirements for the existing RTC, Residential Townhouse Cluster; RM, Residential Multifamily; and PD-UR, Planned Development - Urban Residential, zoning districts with the new PD-TRG2 district. This change would simplify and streamline the Article XIV (SIGNS), but may not be possible depending on how many potential commercial uses are included (per comment #1 above).

Background:
PD-TRG1, Planned Development - Transit Related Growth Mixed Use, Medium Density Residential, and Office was adopted on January 28, 2025.

The TRG SAP (CPA #23-01) was adopted on April 23, 2024.

Fiscal Impact:
The TRG fiscal impact analysis estimates an increase in assessed value from $215 million to $1.77 billion at full plan build-out (FY 2023 dollars).

Staff Recommendation/Next Steps:
Staff is withholding recommendation based on feedback from the commission and the public.

Attachments:
1. PD-TRG2 Draft Ordinance