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: June 9, 2025

Category: Public Hearings

Prepared by: David Stromberg, Zoning Administrator

Description:

Below is a list of comments received from property owner representatives and the planning commission and the staff response.

1. Line 55: Consider live/work units and low impact commercial uses as allowed uses.

    - Staff supports this and will draft a definition of live/work unit (does not currently exist in the zoning ordinance) and amend the use table to include some low impact commercial uses.

2. Line 90: Increase the maximum height to 60 feet.

    - Staff supports a maximum height of 60 feet, provided the 60-foot setback provision is maintained. This preserves a 1-to-1 ratio of height to setback from the adjacent, existing single-family neighborhoods.

3. Line 95: Reduce the required setback to 50 feet.

    - Staff does not support this change. Best practice is for a building setback to be greater than a landscape setback. Allowing a landscape buffer to directly abut a row of townhouses will create future maintenance problems for the homeowners as the trees mature. There is a situation in town where mature buffer trees have been removed by an association due to the trees growing into the units. This has resulted in enforcement action, and significant disagreements between neighbors and between the association.

4. Line 98: Reduce the setback from 8 feet to 5 feet along public rights-of-way.

- Staff supports this change.

5. Line 131: Allow HVAC units on the ground for upper level units and eliminate the screening requirement when not visible from the right-of-way.

- Staff supports allowing upper-level HVAC units on the ground, provided they are located in the rear. Staff maintains that a screening requirement provides an overall benefit to the community and should not be limited to units that are visible from a public-right-of-way. The Park Place development utilizes screening that is easily removable for service to the units.

6. Lines 147-157: Allow utilities in the landscape buffer and reduce the amount of required plantings in the buffer.

- The zoning ordinance prohibits utilities in the landscape buffer in all other zoning districts except to cross the buffer perpendicularly. Deviating from this would allow a lower standard in this zoning district than the rest of the town. Allowing utilities to be parallel in the buffer may result in destruction of the buffer during maintenance.
- Staff agrees that the proposed planting standard may be too intensive for this district and will provide revised language with a reduced planting standard.

Background:
The public hearing for this zoning ordinance text amendment was opened on April 28, 2025, and remains open while staff has been evaluating public comments that have been submitted.

Fiscal Impact:
N/A

Staff Recommendation/Next Steps:
Provide guidance to staff so that a revised draft can be presented and voted on at the June 23, 2025, public hearing.

Attachments:
1. PD-TRG2 Draft Ordinance