

TEXT AMENDMENTS – OVERVIEW

TOPICS COVERED

1. **Purpose Overview**
2. **Proposed Changes**
3. **Current Status & Next Steps**



College Town. Lake Town. *Your Town.*

DPO Text Amendments
Board of Commissioners Work Session
Jason Burdette, Planning Director
October 24, 2017

SECTION 2 & 4- TEXT AMENDMENTS

PURPOSE

The board of commissioners asked that planning staff review the use of “multi-family” building type in the Village Infill Planning Area.

Initially, staff was reluctant to remove multi-family as a building type (housing choices, affordability).

In September, planning staff presented the “missing middle” as a potential strategy to address concerns about perceived density and context.

- **Summary of Proposed Changes:**
 - Section 2: Village Infill permitted building types
 - Section 4: Introduce two new building types



THE MISSING MIDDLE

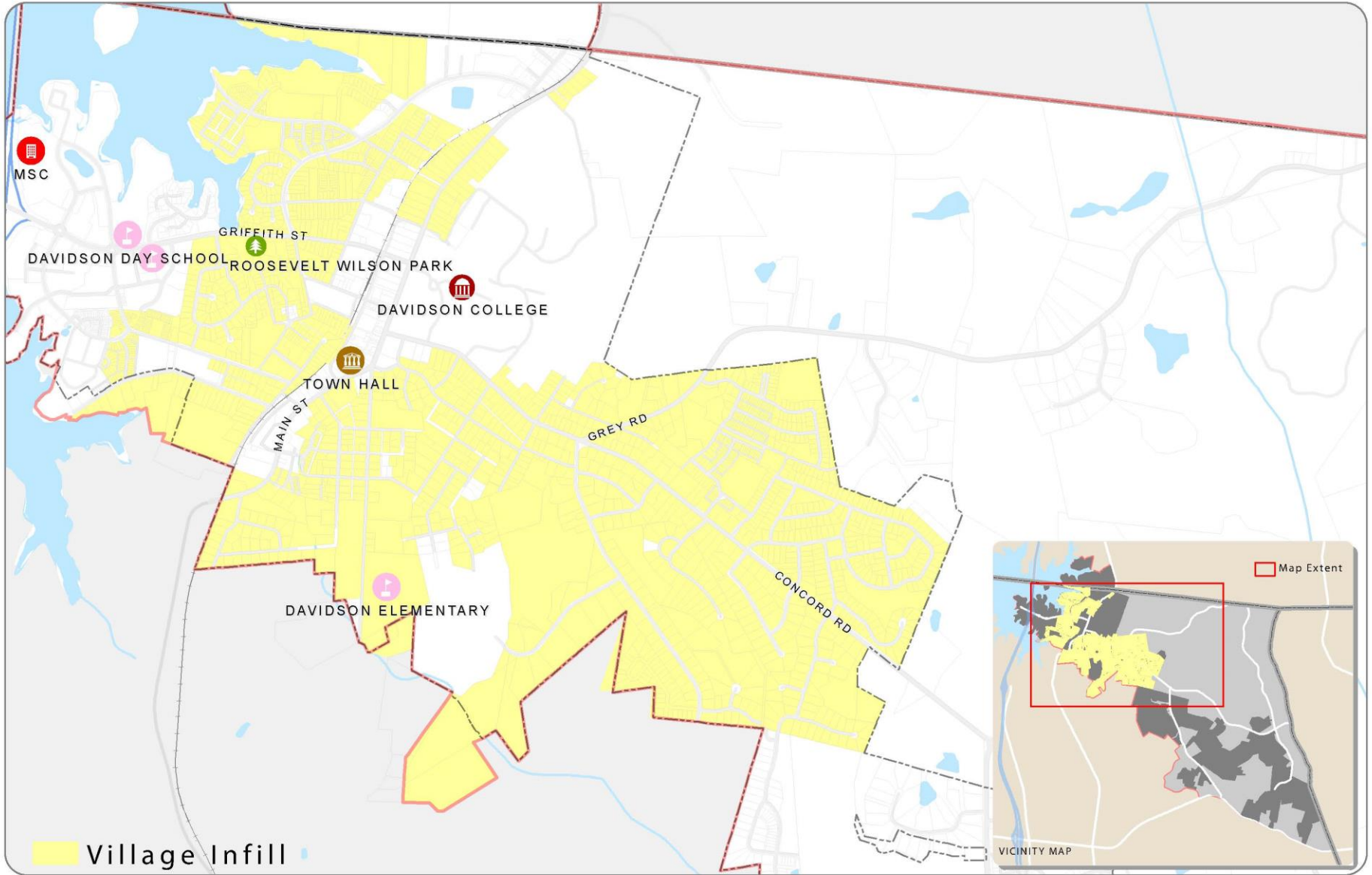


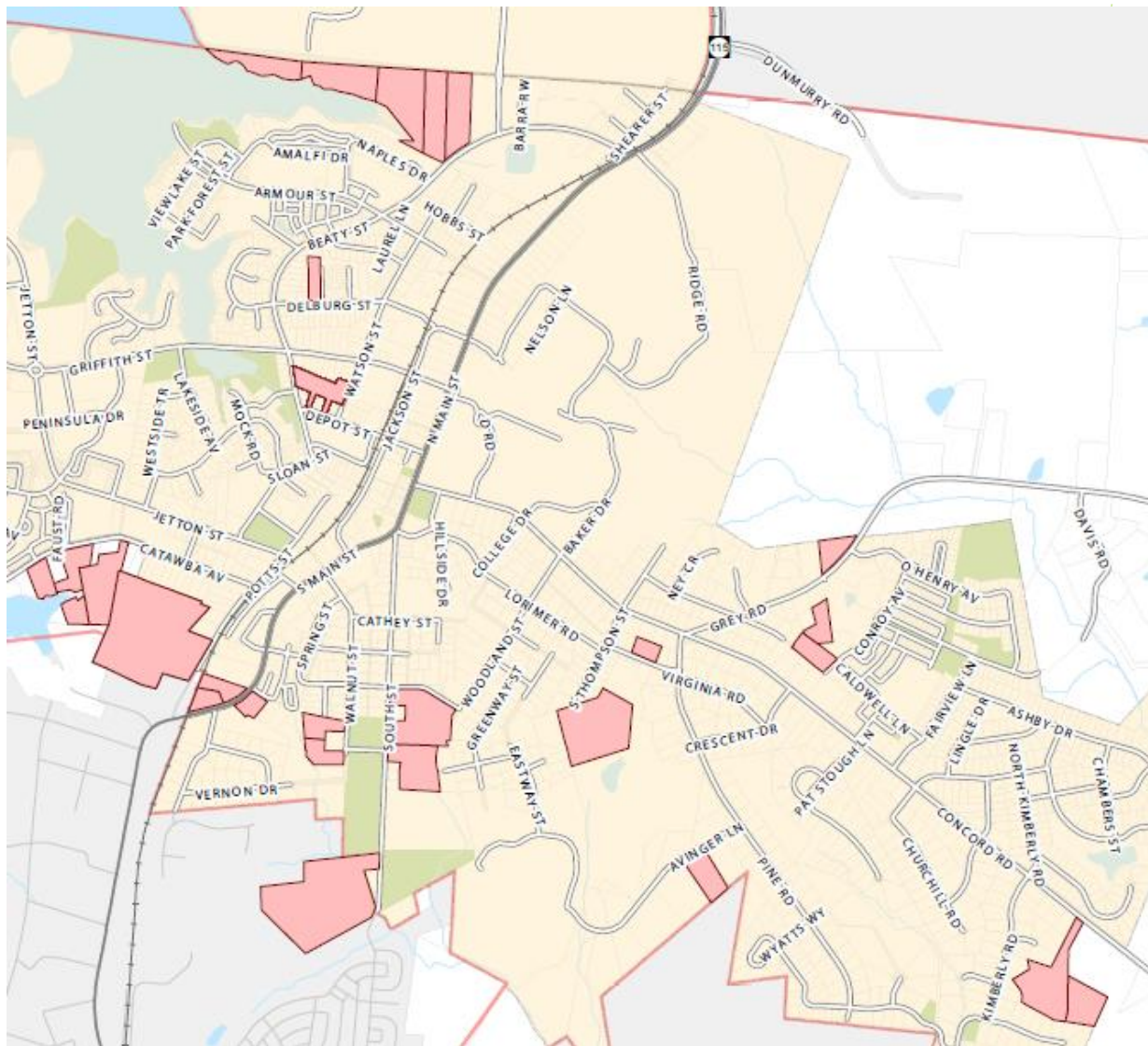
DEFINED: A range of multi-unit or clustered housing types compatible in scale with single-family homes that help meet the growing demand for walkable urban living.



College Town. Lake Town. *Your Town.*

DPO Text Amendments
Board of Commissioners Work Session
Jason Burdette, Planning Director
October 24, 2017





There are a limited number of parcels impacted by this proposed change.



College Town. Lake Town. *Your Town.*

DPO Text Amendments
Board of Commissioners Work Session
Jason Burdette, Planning Director
October 24, 2017

SECTION 2 & 4- TEXT AMENDMENTS

NEW BUILDING TYPES

Remove Multi-Family from VIP

Replace with “Mixed Village Housing” Type

Mixed Village includes:

- Village Walk-Up
- Village Courtyard



College Town. Lake Town. *Your Town.*

DPO Text Amendments
Board of Commissioners Work Session
Jason Burdette, Planning Director
October 24, 2017

SECTION 2 & 4- TEXT AMENDMENTS

VILLAGE WALK-UP

- **Units:** 4-10 dwelling units
- **Height:** Minimum 2 stories, Maximum 3 stories, Overlay District
- **Setbacks:**
 - Front: 5' (min.) 10' (max.)
 - Side: 10' (min.)
 - Rear: 5' (min)







SECTION 2 & 4- TEXT AMENDMENTS

VILLAGE COURTYARD

- **Units:** 10-20 dwelling units
- **Height:** Minimum 2 stories, Maximum 3 stories, Overlay District
- **Setbacks:**
 - Front: 5' (min.) 10' (max.)
 - Side: 10' (min.)
 - Rear: 5' (min)





SECTION 2 & 4- TEXT AMENDMENTS

MIXED VILLAGE

Incenting a mix of building types

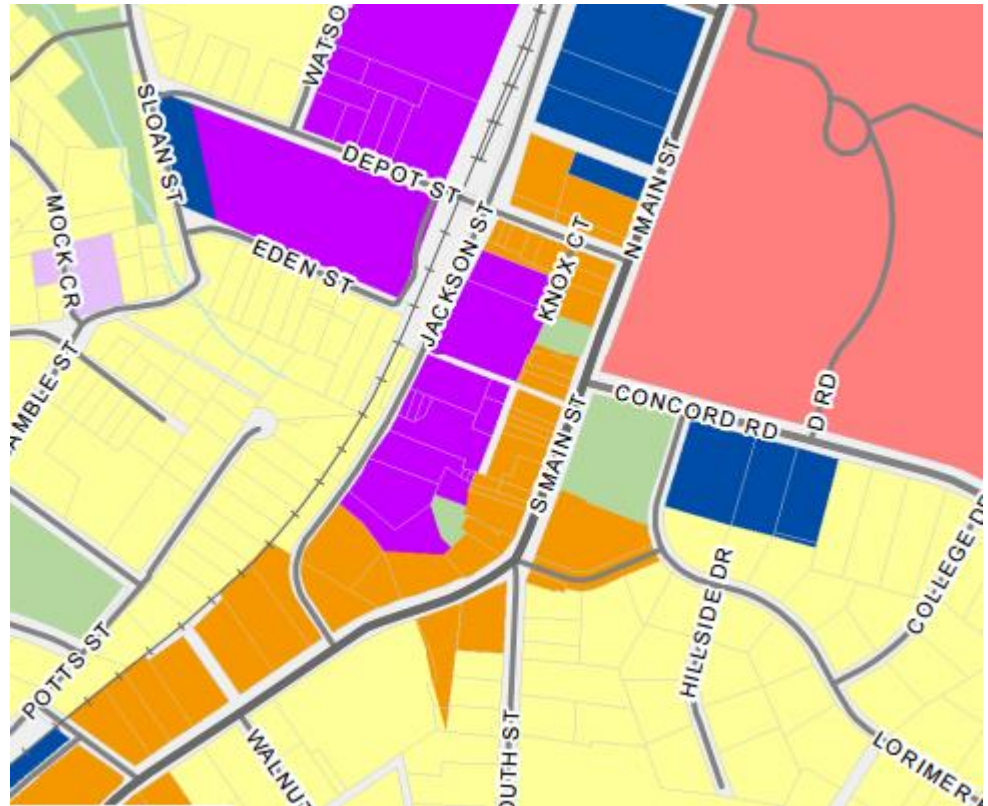
- No more than 60 percent of the units in each Master Plan development shall be single-family residential Detached House or Townhouse building types
- No more than 60 percent of the units in each Master Plan development shall be Attached House, Live/Work, and Mixed Village building types.
- Applicable to master plans two acres or greater



SECTION 2 - TEXT AMENDMENTS

VILLAGE CENTER & RETAIL OVERLAY DISTRICT

- **Village Center Use Table:**
“Government Services” is an existing non-conforming use in the Village Center Planning Area (i.e. Town Hall). Staff proposes adding this as a permitted use.



SECTION 2 - TEXT AMENDMENTS

VILLAGE CENTER & RETAIL OVERLAY DISTRICT

Retail Overlay District:

- Current Retail Frontage Overlay District requires the first 35' of all new development, redevelopment , and changes of use to include retail on the ground level.
- This impacts buildings whose primary use is civic/educational/institutional
- Staff proposes that in these buildings, 20 percent of the first floor square footage must be reserved for publically-accessible gathering (including galleries/lobbies) and/or community meeting or programming. This gathering and/or community space must be located along a street-facing façade.



SECTION 2 - TEXT AMENDMENTS

VILLAGE CENTER & RETAIL OVERLAY DISTRICT



College Town. Lake Town. *Your Town.*

DPO Text Amendments
Board of Commissioners Work Session
Jason Burdette, Planning Director
October 24, 2017

TEXT AMENDMENTS

CURRENT STATUS & NEXT STEPS

- **STATUS:** Input from BoC, PB; Finalize text
- **NEXT STEPS:** Public Hearing in November



College Town. Lake Town. *Your Town.*

DPO Text Amendments
Board of Commissioners Work Session
Jason Burdette, Planning Director
October 24, 2017