TO: Planning Commission

Date: February 26, 2013

RE: PA 12-04 – VLDR PUD Text Amendment

Alternate Proposed language for Text amendment

Please Note: **Proposed Additions by STAFF are underlined in blue**

Proposed Deletions are crossed out in ~~red~~

Proposed Additions and *comments* by LISA & ROGER WALKER are underlined in green

Chapter 16.12 Residential Land Uses

16.12.010. - Purpose and Density Requirements

A. Very Low Density Residential (VLDR)

1. Standard Density

The VLDR zoning district provides for low density, larger lot single-family housing and other related uses in natural resource and environmentally sensitive areas warranting preservation, but otherwise deemed suitable for limited development, with a density of 0.7 to 1 dwelling unit per acre.

2. VLDR Planned Unit Development Density Standards

If developed through the Planned Unit Development (PUD) process, as per Chapter 16.40, and if all floodplain, wetlands, and other natural resource areas are dedicated or remain in common open space, the permitted density of 1.4 to two (2) dwelling units per net buildable acre may be allowed under the following conditions:

~~Minor land partitions shall be exempt from the minimum density requirement.~~

a. ~~Special Density Allowances~~

Housing densities up to two (2) units per net buildable acre, and minimum lot sizes of 10,000 square feet, may be allowed in the VLDR zone. ~~when:~~

b. The following areas are dedicated to the public or preserved as common open space: floodplains, as per Section 16.134.020 (Special Resource Zones); natural resources areas, per the Natural Resources and Recreation Plan Map, attached as Appendix C, or as specified in Chapter 5 of the Community Development Plan, and wetlands defined and regulated as per current Federal regulation and Division VIII of this Code; and

Exhibit M

d. The Review Authority determines that the higher density development would better preserve natural resources as compared to one (1) unit per acre design.

3. **Southeast Sherwood Master Planned Unit Development**

The applicant may apply the following standards if developed as a planned unit development under Chapter 16.40 (Planned Unit Development) based in part on the concepts goals and objectives of the SE Sherwood Master Planning effort as a third alternative within this zone.

a. Residential Density

Sherwood View Estates: Density is 3.61 units per acre.

Housing density up to four (4) units per net buildable acre area maximum is allowed.

b. The applicant will generally follow the development pattern of the recommended Alternative B/C found in the SE Sherwood Master Plan (2006) that includes the following considerations:

10,000 sq ft keeps the lots closer to those in Sherwood View Estates & Fair Oaks.

SVE: Min lot size: 10,018 - Max lot size: 19,166
Average lot size: 12,066

The reason the SESMP suggested approx 8,000sq ft lots was to give the Moser property higher density to compensate them for the open space on most of their wooded land. With the wooded land no longer in existence, and the open space reduced from 21% (as was in SESMP) to 15% (which is the PUD requirement),this would no longer apply.

Can we more specifically define adequate?

(1) Varied lot sizes are allowed with a minimum lot area of 10,000 sq. ft if it can be shown that adequate buffering exists adjacent to properties that are developed as of the date of the adoption on this text amendment. Buffering to be considered in screening, landscaping, location of roadways or open space and in the locating of larger lot sizes next to these existing developed properties.

The SESMP identified the largest lots be located on the exterior of the plan on those properties adjacent to existing developed properties. (SEE PAGE 57OF SESMP)

(2) The Open Space areas as required by Chapter 16.40 (Planned Unit Development), where feasible should include parks and pathways that are located within the general vicinity? of the recommended Alternative B/C found in the SE Sherwood Master Plan.

The loss of the treed Moser property will likely mean the relocation of the largest open space from the SESMP so perhaps some note should be made as to preferences upon development if this standard is used.

(3) There is a pedestrian friendly transportation system that links the site with nearby residential developments, schools, parks, commercial areas and other destinations.

(4) The Review Authority will consider the unique environmental opportunities and constraints identified through the SE Sherwood Master planning process.

(5) The Review Authority will consider the view corridors identified in the SE Sherwood Master Plan **(Appendix 2-3, pg 86 – Opportunities and Constraints map)** when approving the final development plans.

(6) The Review Authority will consider housing design type based on compatibility with surrounding and existing development at the time of final development review.

c. Density Transfers per Chapter 16.40.050 C. 2. are not permitted if utilizing the SE Sherwood Master Plan density allowance.

OTHER IDEAS/COMMENTS TO CONSIDER

1. **Would we want to consider the requirement of an HOA upon a % of development to ensure adequate maintenance of open spaces?**

2. **Minimum acreage to apply for this SESM PUD should remain at 5 acres. There is no need to decrease this acreage requirement as all properties within the 39 acres are more than 5 acres or would be eligible for the same exception due to environmentally constrained land that Denali was.**

3. **Any infill applications to consider?**

4. **Any variance requests for lot size to consider?**