Subdivision Enhancement Overlay – Suggestions

January 29, 2019

These are just ideas. Black type = original; red type = my suggestions.
This memo only deals with the paragraphs where changes are suggested

16.07.501 Purpose (page 2)

Refers to the overlay helping to encourage development of desirable, attractive, creative, and efficient subdivisions. Hopefully our existing regulations create these results anyway – so not the job of this overlay. This overlay's job is to benefit adjoining subdivisions and the broader community.

This was in the first paragraph, but I took it out because a similar statement is in 16.07.503: The allowed uses and base density for the subject property are provided by the underlying zoning district. (Should 503 be changed to include the "base density" statement?)

Note: Even though the overlay requirements are designed to benefit the broader community, they will also make the subdivision more attractive (curb appeal, etc.) which benefits the subdivision.

Note: I repeat the concept, "for the enjoyment and benefit of adjoining subdivisions and the broader community" several times to make the purpose clear to future planning commission members. But maybe I overdid it.

Purpose. The subdivision enhancement overlay (SE) is provided by the city to encourage the development of improvements, features, and open space for the enjoyment and benefit of adjoining subdivisions and the broader community. This is accomplished by encouraging the following in exchange for specified density bonuses:

1. The voluntary provision of improved, landscaped open space, as defined in 16.07.501B NEW below.
2. The voluntary provision of subdivision design and architectural features that benefit adjoining subdivisions and the broader community, such as single-story homes, hip and/or lower pitched roofs, and lower building heights.
3. The voluntary provision of variations in lot sizes for perimeter lots along public streets and adjoining subdivisions (Note: this will count towards open space – see definition below #2a)
4. City Council wants us to consider water conservation and hot water recycling (How can we do this objectively?)

16.07.501B NEW Open space definition

For purposes of the subdivision enhancement overlay, open space means land with landscaping improvements set aside for the enjoyment and benefit of adjoining subdivisions and the broader community, as follows: (Note: I listed everything – can use some cleanup)

1) On the exterior of the subdivision for the following uses:
   a) Streetscape enhancements and improvements wider than typically required or provided,
   b) street tree plantings,
   c) street medians,
   d) pedestrian and biking facilities,
   e) buffering and screening treatments,
   f) landscaped buffer areas,
   g) landscaping around detention basins,
   h) park and landscaped open space areas including pedestrian trails,
   i) active park areas with children's play equipment,
   j) benches, drinking fountains, and landscaping improvements,
   k) areas of natural beauty or amenity (needs more clarification?),
2) On the interior of the subdivision for the following use:
   a) increased rear and side setbacks along public streets and adjoining subdivisions.

With the exception of #2a above, open space areas shall not include areas within any lot, or internal subdivision street right of way. Open space areas shall not include lands used for schools, churches, or any similar uses (Ord. 2018-16, 2018).

16.07.508 Required minimum open space (page 5)

Any subdivision development located within an area identified as a subdivision enhancement overlay (SE) shall provide a minimum of ten percent (10%) of the total area of the development site as improved open space, as defined in 16.07.501B NEW, provided in accordance with the open space standards, maintenance and dedication requirements of the city. (Take out the remained of this section because open space is already defined.)

16.07.510 Provision of additional open space (page 6)

Is it necessary to state that the open space definition is in 16.07.501B NEW?
Developer gets no bonus for 10% open space, and up to 10% bonus for 20% open space.

16.07.511 Improvements and enhancements to open space areas (page 7)

For a subdivision to qualify for a subdivision enhancement overlay (SE), and to qualify for any density incentives that may be provided, the subdivision shall provide ~~improvements and features to the~~ open space area, as defined in 16.07.501B NEW, for the benefit of adjoining subdivisions and the broader community. (Take out examples because they are in the definition)

16.07.511-B NEW SECTION Density incentives / bonuses totals

The following sections present a number of density incentive/bonus opportunities. The proposed subdivision may select any combination of incentives presented herein. However, the maximum total

density incentive is limited to 25% even though adding up all of the incentive options listed herein results in a higher percentage.

16.07.512 Design and architectural elements (page 7)

Subdivisions located within a subdivision enhancement overlay that provide certain design and architectural elements, as defined below, may receive up to a 10% density incentive as follows:

Design and architectural elements	**Bonus** Elements apply to total development	**Bonus** Elements apply only to all perimeter lots along public streets and adjoining subdivisions
Single-story homes (no attic bonus room) – do we need to give bonus for this or focus instead on 20' height or lower?	3%	2%
Hip roof and/or less than 4/12 pitch (or 3/12 ?)	3%	2%
Maximum 20' height	3%	2%
Less than 20' height: 1% for each 1' with 3% maximum bonus (17' height or lower)	3% max	2% max

Note: Potential bonuses may add up to more than 10%, but 10% is the maximum allowed.

Remainder of section unchanged.

16.07.513 Variety of lot sizes (page 7)

Subdivisions located within a subdivision enhancement overlay (SE):

1. That provide at least a fifty percent (50%) increase in rear and side setbacks with perimeter lots along public streets and adjoining subdivisions, may receive a five percent (5%) density incentive. The additional setback area will be included in the development's open space calculation, as defined in 16.07.501B NEW.
2. That reduce the size of at least 20% (? Discuss) of the total lots by at least 20% (? Discuss) from the average size of the remaining lots, may receive a five percent (5%) density incentive. (Alternately: That reduce the size of at least 20% (? Discuss) of the total lots by at least 20% (? Discuss) from the smallest of the remaining lots.

(Note: the lot size calculation is meant to be based on the final result – after the impact of the incentives are taken into account)

To receive ~~a~~ either density incentive ~~for creative or extraordinary subdivision design, unique features and amenities,~~ the subdivision drawings and covenants, conditions and restrictions (CC&Rs) shall include sufficient guarantees to provide the variety of lot sizes and increased setbacks.