

CITY COUNCIL
STUDY SESSION
NOVEMBER 15, 2018

Small Lot/Cluster Development

Overview

Background

Challenges

Next Steps

Background

90,000 sq.ft. Lots



43,560 sq.ft. Lots



35,000 sq.ft. Lots



7,000 sq.ft. Lots



15,000 sq.ft. Lots



9,000 sq.ft. Lots



6,000 sq.ft. Lots



Lot sizes gets smaller and smaller 90,000 to 2,500 sq.ft.

4,500-2,500 sq.ft. Lots

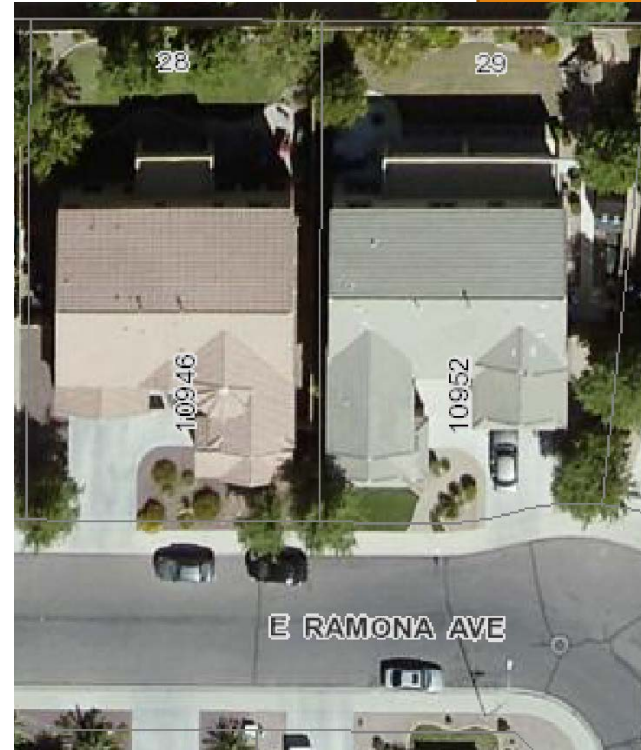


From 0.5 dwelling units per acre to 17.0 dwelling units per acre

Background

Development trend:

- Smaller lots
- Narrower streets
- Shorter driveways
- Limited landscaping



Approved 2005
8500 sq. ft. lots
70' wide lots
Full depth driveways
Standard street width

Background

Development trend:

- Smaller lots
- Narrower streets
- Shorter driveways
- Limited landscaping



Approved 2012
5500 sq. ft. lots
47' wide lots
Shallow driveways
Standard street width

Background

Development trend:

- Smaller lots
- Narrower streets
- Shorter driveways
- Limited landscaping



Approved 2014
3000 sq. ft. lots
44' wide lots
No driveways
Narrow service drive

From 2012 – 2018
~ 33% small lot
single-residence

Background

This combination creates daily challenges for:

- Solid waste
- Emergency access & response
- Parking & Parking Enforcement
- Pedestrian circulation
- Utility location, access, and maintenance
- HOA responsibility



Daily Challenges: Solid Waste

- Placement and storage of barrels
- Access to barrels
- Pull distance for barrels



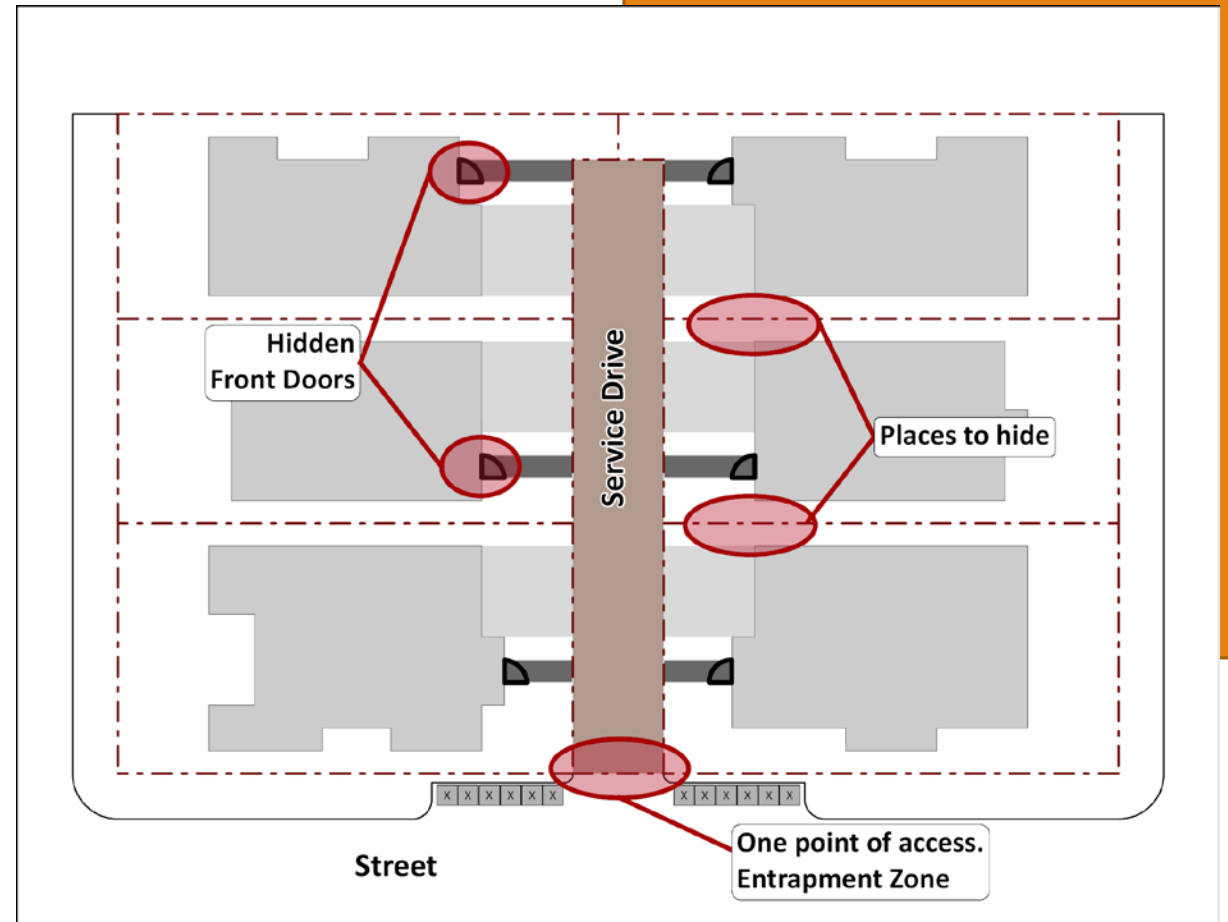
Daily Challenges: Solid Waste

- Placement and storage of barrels
- Access to barrels
- Pull distance for barrels



Daily Challenges: Public Safety

- Crime Prevention Through Environmental Design (CPTED)
 - Visibility of front doors
 - Entrapment zones
 - Lighting
 - Security of property
- Fire & Medical access



Daily Challenges: Parking

- Location of guest parking
- Number of spaces
- Safety and security
- Conflicts with solid waste
- Signage



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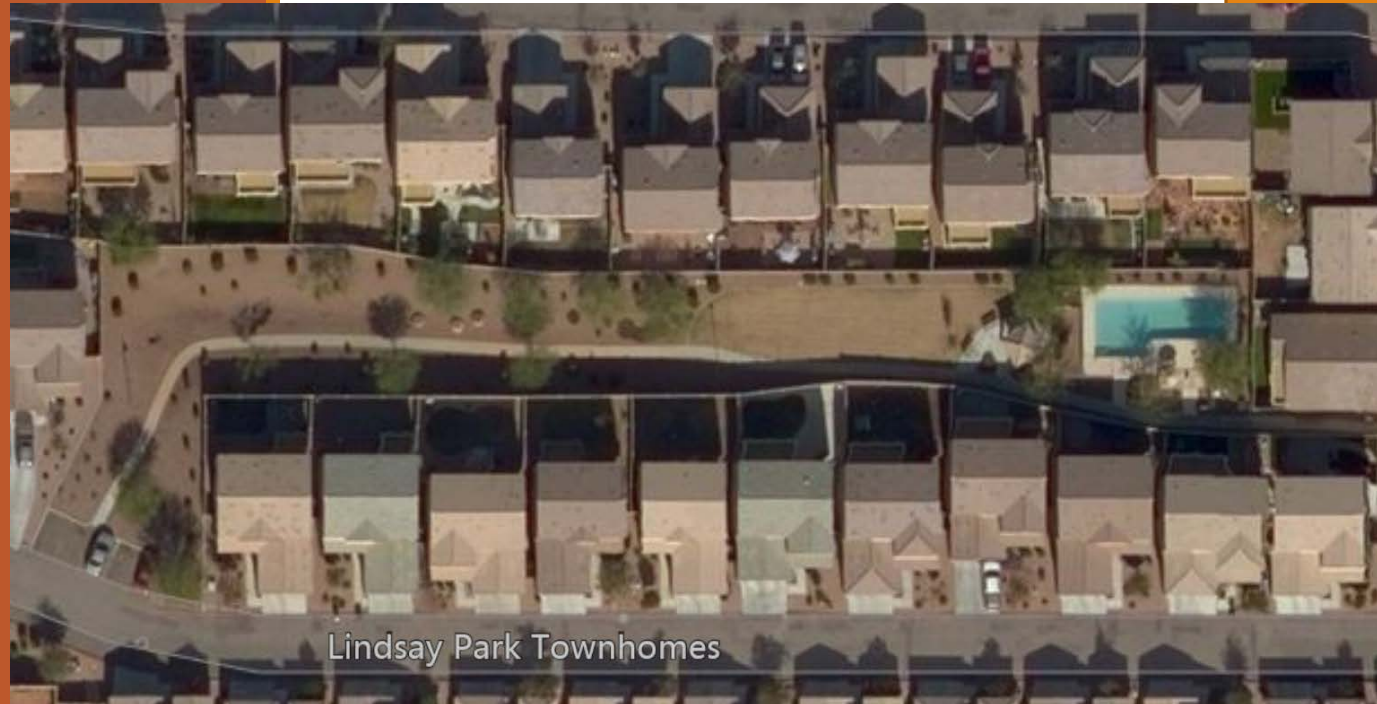
Daily Challenges: Pedestrian Access

- Along streets
- To and from front doors
- To amenity areas



Daily Challenges: Pedestrian Access

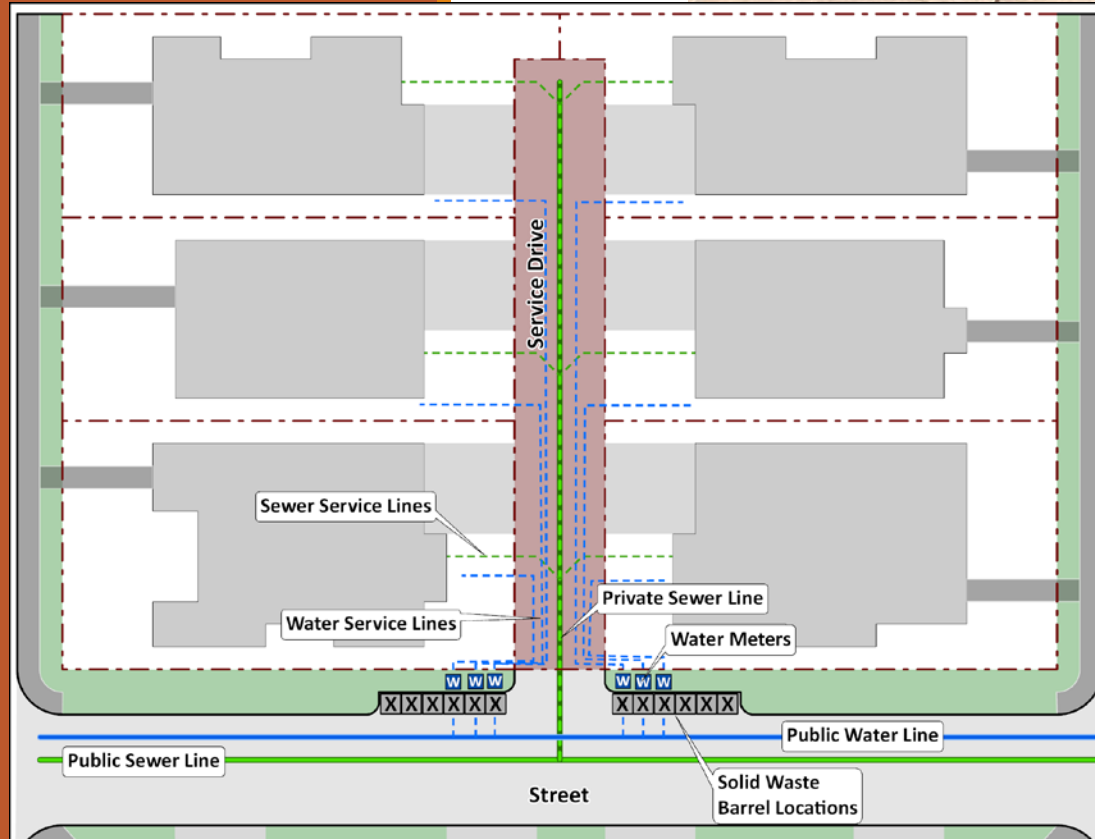
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- To amenity areas



Lindsay Park Townhomes

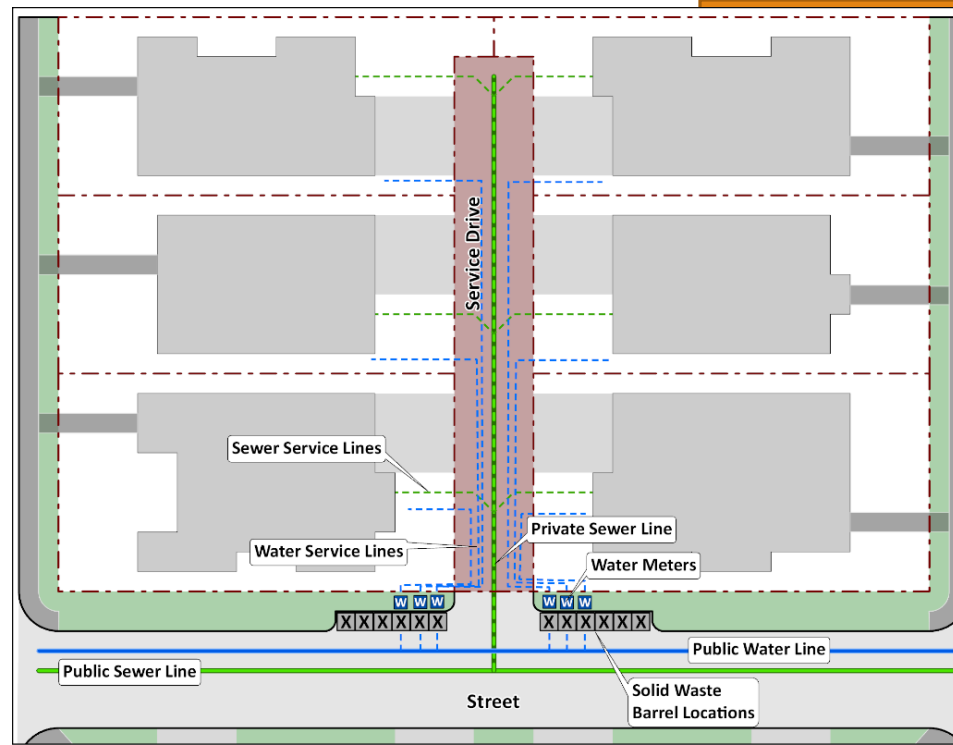
Daily Challenges: Utilities

- Placement and maintenance of
 - Water meters
 - Water service lines
- Sewer lines



Daily Challenges: HOA Responsibilities

- Streets
- Utilities
- Amenity areas
- Retention areas
- Enforcement





REFINEMENT OF DRAFT
CONCEPTS



MEET WITH DEVELOPERS FOR
REVIEW AND COMMENT



FINALIZE PROPOSED GUIDELINES
AND CODE MODIFICATIONS



REVIEW AND RECOMMENDATION
BY THE PLANNING AND ZONING
BOARD



FINAL REVIEW AND APPROVAL
BY CITY COUNCIL

Next Steps