

AGENDA



Wednesday, June 18, 2008

**Public Hearings and Possible Actions
RECOMMENDATION FOR COUNCIL ACTION****Item No. 93**

Subject: Conduct a public hearing and consider an ordinance amending City Code Chapter 25-2, Subchapter F (Residential Design and Compatibility Standards), commonly referred to as the “McMansion” ordinance, and the related sections of city code regarding compatibility and to single family and duplex site development standards and procedures.

For More Information: Jessica Kingpetcharat, 974-2728; Joi Harden, 974-2212

Boards and Commission Action: Reviewed by the Planning Commission.

Prior Council Action: On March 6, 2008, the City Council adopted Resolution No. 20080306-039 initiating code amendments to implement recommendations of the Residential Development Regulations Task Force and other stakeholders.

The proposed ordinance amends City Code Chapter 25-2, including Subchapter F (Residential Design and Compatibility Standards), commonly referred to as the “McMansion” ordinance and Section 25-2-773 (Duplex Residential Use) to include changes proposed by the Residential Development Regulations Task Force and other stakeholders. In general, the proposed amendments clarify and modify residential development regulations for single family and duplex construction and the application of residential design and/or compatibility standards in a townhouse and condominium (SF-5) district. The proposed amendments also expand the authority of the Residential Design and Compatibility Commission to consider historic structures and subdivisions that meet certain criteria.

On April 22, 2008, the Planning Commission considered and approved 90% of the proposed amendments and tabled discussion on the remaining 10% for their May 13, 2008 meeting. On May 13, 2008 the Planning Commission referred the remaining items back to the Task Force for additional consideration and input.

On May 15, 2008, the City Council received a staff presentation on the remaining items and postponed action on all proposed amendments until the Task Force could return with their recommendations of the remaining items. The Council also directed staff to remove the following three items from consideration:

1. Expansion of RDCC authority to consider commercial compatibility and impervious cover modifications,
2. Exempting homes of 1,5000 square feet or less from McMansion regulations, and
3. Alteration of McMansion boundaries.

The Task Force reconvened for 3 additional meetings. Task Force members accepted public comment and limited their discussion to the items referred back to them from the Planning Commission.

On June 10, 2008, the Planning Commission considered the Task Force’s final recommendations on the remaining items. The attached amendment tracking sheets document the recommendations from both the Task Force and the Planning Commission.