

Legislation Details (With Text)

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Presentation: Minor Plats

Issue/Request:

Staff is requesting a discussion with the CEDC on our minor plat ordinance. There are some clean-up items and some ordinance changes that could assist with attainable housing as explained below in the background section.

Background:

Staff wants to discuss some ordinance changes to the minor plat section of the UDO. Minor plats are changes to lot lines and the creations of no more than three lots. This item is on the agenda with other attainable housing tools to further the discussion on how small three lot projects can be used for infill development. Staff has observed some issues with the minor plat ordinance. Even if it is not utilized as an attainable housing tool, there are small changes needed.

The minor plat process where new lots are created does not have a clear path for public improvements such as sidewalks. Language needs to be added to require public improvements when new lots are formed. Conversely, when simple lot line adjustments occur between property owners, infrastructure upgrades are not appropriate. These two changes seem simple, but are important to allow for fair application of our public improvement requirements.

The final and most important change for attainable housing is to look at removing the requirement for a Preliminary Development Plan for minor plat projects in our planned zoning districts. This would create more certainty in the process but would remove Planning Commission and City Council oversight from the process. Less oversight can be mitigated by the addition of more standards associated with residential design. Most of the City is zoned as a "Planned District" where the public hearing process is required for any development. Someone simply splitting a lot into 2 lots for another single-family home may be subject to our 90-day public hearing process. There is room for discussion on allowing smaller developments to go through a more administrative process. Staff would like to discuss how this might assist with attainable housing goals.

Joshua Johnson, AICP, Director of Development Services

