

City Council – Action Request Form

Date: January 16, 2024

To: Mayor, Mayor Pro Tempore, and Members of the City Council

From: Aaron King, Assistant City Manager
Chris Murphy, Planning and Development Services Director

Council Action Requested:

Request for Public Hearing to modify Chapter 4 and Chapter 5 of the *Unified Development Ordinances (UDO)* to increase the maximum number of units allowed per building in the RM-5 Residential Multifamily District; to increase the maximum building height allowed in the RM-8, RM-12, and RM-18 Residential Multifamily Districts; and to revise the threshold for required bufferyard standards (UDO-CC25).

Strategic Focus Area: Livable Neighborhoods

Strategic Objective: No

Strategic Plan Action Item: No

Key Work Item: No



Summary of Information:

UDO-CC25 is intended to reduce rezoning requests to higher-density multifamily districts by increasing design flexibility in lower-density multifamily districts. Proposed changes will help developments better accommodate site constraints such as creeks and floodplains, steep slopes, and other topographic issues.

The proposed amendment increases the maximum number of attached units per building from four to six units in the RM-5 district. Maximum building height increases are also proposed in the RM-8 district (from 40 feet to 48 feet); the RM-12 district (from 45 feet to 60 feet); and the RM-18 district (from 60 feet to 72 feet). New structures in these districts with heights greater than 40 feet are also proposed to be set back at least 50 feet from adjacent single-family zoned properties, to improve compatibility between new development and existing neighborhoods. UDO-CC25 also adjusts the threshold at which bufferyard requirements apply to multifamily development.

UDO-CC25 was unanimously recommended by the Planning Board at its December meeting.

Committee Action:

Committee	<u>CD/H/GG (01/16/2024)</u>	Action	<u>Approval</u>
------------------	-----------------------------	---------------	-----------------

For	<u>Unanimous</u>	Against	<u></u>
------------	------------------	----------------	---------

Remarks:

