

CITY COUNCIL
, 2018

Small Lot/Cluster Development

Overview

Background

Technical Issues

Design and Sustainability Issues

Recommended direction

Background

RS-90



RS-43



RS-35



RS-7



RS-15



RS-9



RS-6



Lot sizes gets smaller and smaller RS-90 to RSL-2.5

Background

Development trend:

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



Background

This combination creates issues for:

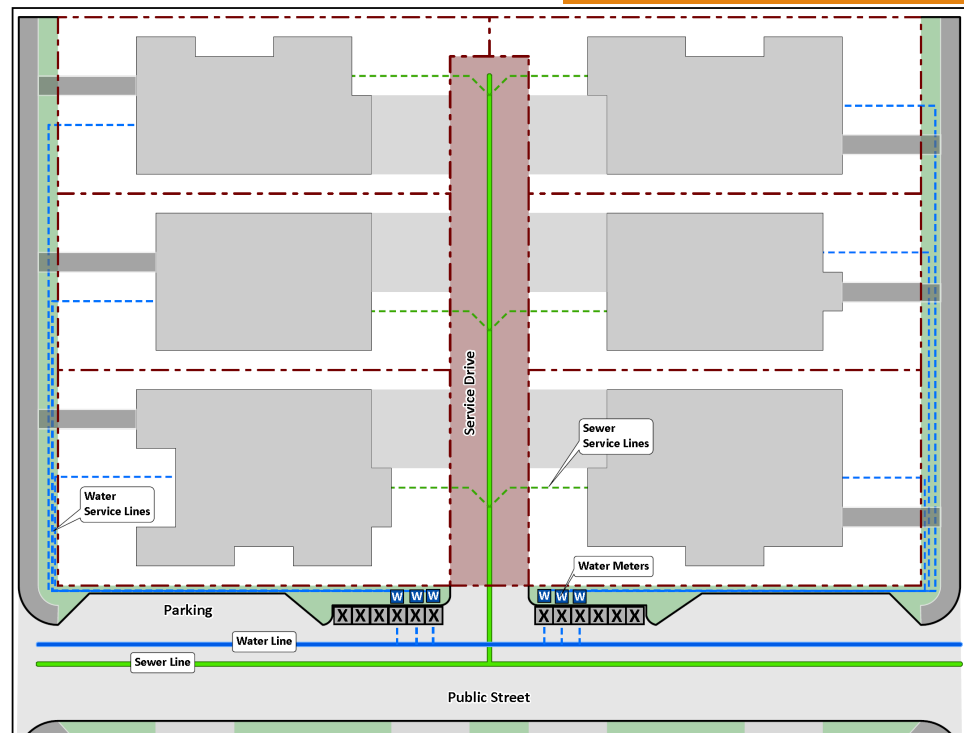
- Solid waste
- Emergency access
- Parking & Parking Enforcement
- Pedestrian circulation
- Long-term sustainability



Technical Issues

This combination of factors results in technical issues with:

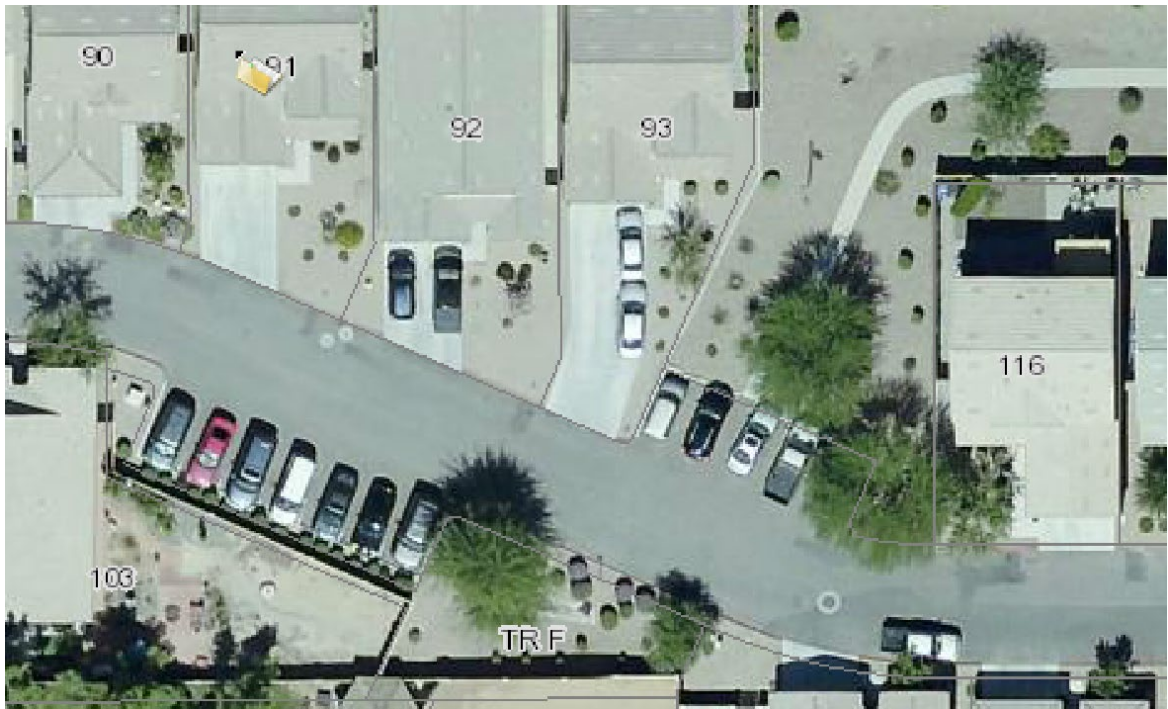
- Placement of solid waste barrels
- Pull distance for barrels
- Water meter placement
- Sewer line placement
- Maintenance of public and private infrastructure



Technical Issues

This combination of factors results in technical issues with:

- Turning radius and sight distance requirements
- Fire access
- Parking for residents and visitors
- Meeting ADA requirements



Design and Sustainability

Need to address following issues:

- Crime Prevention guidelines
- Providing for safe and attractive path from street to front door
- Quality of building design and use of materials
- Providing a safe walkable environment along the streets
- Providing useful open space
- HOA ability to maintain



Recommended Direction

- Combination of policies and ordinance changes
- Three part document that includes:
 1. Design Quality Guidelines
 - Building for desert environment
 - Integrated development pattern
 - Creating safe, attractive, and inviting spaces
 - Use of architecture, color and materials
 - Use of landscaping and landscape materials

Recommended Direction

2. Requirements for all small lot/cluster developments:
 - Maintaining turning radii and sight distances
 - Meeting CPTED
 - Placement of water meters
 - Minimum paving widths
 - Solid waste barrel locations and design
 - Site plan that shows ability to provide for parking, ADA, etc.
 - Design of public realm that is attractive, safe and walkable
3. Matrix of requirements based on lot and street width



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