

Residential Design Standards (RDS) Update

The final stakeholder meeting for the first phase of the RDS project was held June 15th to present the draft text amendment to stakeholders and receive comments. The amendment includes the following recommendations:

- Setback flexibility for infill development
- Streetscape design flexibility in the Urban Residential zoning district
- Breezeway design standards
- Placement of residential structures near major utility structures
- Removal of side yard reduction in certain zoning districts

In addition to the public stakeholder meetings, presentations were given to the Chamber of Commerce's Land Development committee, the Building Development Commission and the Planning Commission.

The text amendment was filed by the Planning Department on June 27th and approved for filing by the Planning Commission on July 11th. Staff presented the recommendations to City Council's *Transportation and Planning Committee* July 25th to receive comments. The Committee directed staff to continue with the three outstanding RDS categories as additional phases: garage design, blank walls and neighborhood conservation overlay zoning.

The text amendment for the first phase of RDS is scheduled for public hearing on September 18th. The Zoning Committee of the Planning Commission is scheduled to make a recommendation to City Council on September 28th. A decision by City Council on adoption of the text amendment will occur on October 17th.

The second phase of the RDS project, finalizing recommendations dealing with garage design and blank walls, will begin in the fall. As part of this phase, a consultant will provide a cost analysis to assess potential financial impacts. A small group of interested citizens will work with staff to review the consultant's work. At least one stakeholder meeting will be held to present the consultant findings and to gather feedback on the proposed standards. This feedback will be used when staff develops final recommendations on these items.

Staff work on a third phase of the RDS project, development of a neighborhood conservation overlay district, is scheduled to begin Spring 2012.