Shared Access Developments
Amendments

City Council Economic Development
and Housing Committee

February 21, 2006

Department of Development Services
Major Issues

- Landscaping
- Lot Size
- Minimum requirements for width of shared access area
- Appropriateness in SF districts
- Appropriateness to combine with Community Unit Developments
Landscape Issues

Shared access development with 19 single family lots zoned MF-2(A)

- SF Requires 57 trees (19x3)
- MF Requires 21 Trees
Landscape Amendments

- In single family districts, existing requirements, 3 trees per lot, remain.
- In other districts (MF, CH, MU)
  - Calculate similar to MF development based on area of development (1 per 4000 s/f of area vs 3 per lot).
  - In addition to site trees, street trees are required:
    - 1 canopy tree per 25 feet of frontage, excluding access points.
    - Trees are allowed in ROW parkway subject to licensing.
    - Maybe located anywhere in front yard.
    - Director may allow substitute tree if it is determined a canopy tree will interfere with utilities.
- Landscape area – Landscape / open space requirement of 20 percent of development.
Lot Requirements

■ SF Districts
  ● Lot area to be measured exclusive of shared access area

■ MF Districts
  ● Allow 20 percent variation in lot area as long as average area of lots within development meets minimum requirement.
  ● Shared access area may be included in lot area requirements
Width Requirements of Shared Access Area

- Increase minimum width from 10 ft to 20 ft
- Require minimum pavement width of 16 feet (where fire lane, 20 ft code requirement must still be met)
- Require minimum height clearance of 18 ft above shared access area
Other Major Issues

- Adjacent shared access developments may not be connected or combined to exceed the 36 lot maximum.
Other Major Issues

- A Shared Access Development may not be platted as a Community Unit Development
Staff Recommendation Approval

ZOAC Recommendation Approval

CPC Recommendation Approval