

SHORT SUBDIVISIONS

Existing Chapter 20.75

PROPOSAL

- Change definition from “four or fewer lots” to “Nine or fewer lots” while adding stronger design standards and clearer criteria.

WHY?

- To get more unified design and avoid having 2 uncoordinated 4-lot short plats next to each other.

Short Subdivisions are subject to the requirements of one of the following:

- Conventional design, which allows lots and setbacks that meet all standards* of the zoning district in which it is located.
- Low impact design, which allows lots to vary from certain standards** of the zoning district in which it is located, provided that the subdivision meets other standards to appropriately protect or enhance environmental features on the site (see “low impact design” section).
- Fee simple unit lot design for townhomes, which allows lot dimensions and setbacks appropriate to townhomes, in zoning districts that allow townhomes.

CRITERIA FOR PRELIMINARY APPROVAL

- Conformance with subdivision design standards & guidelines (see related board).
- Appropriate provisions are made for the public health, safety, and general welfare.
- Appropriate provisions are made for open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school-grounds.
- Whether the public interest will be served by the subdivision and dedication.

CRITERIA FOR FINAL APPROVAL

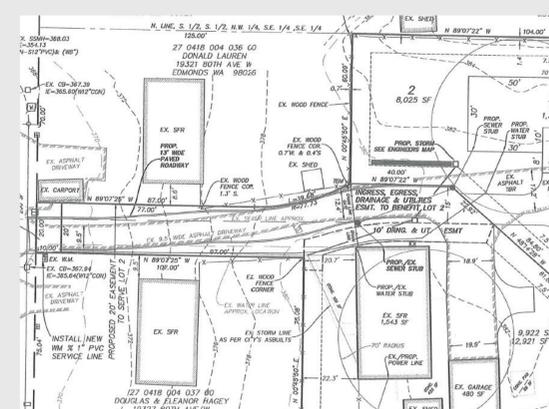
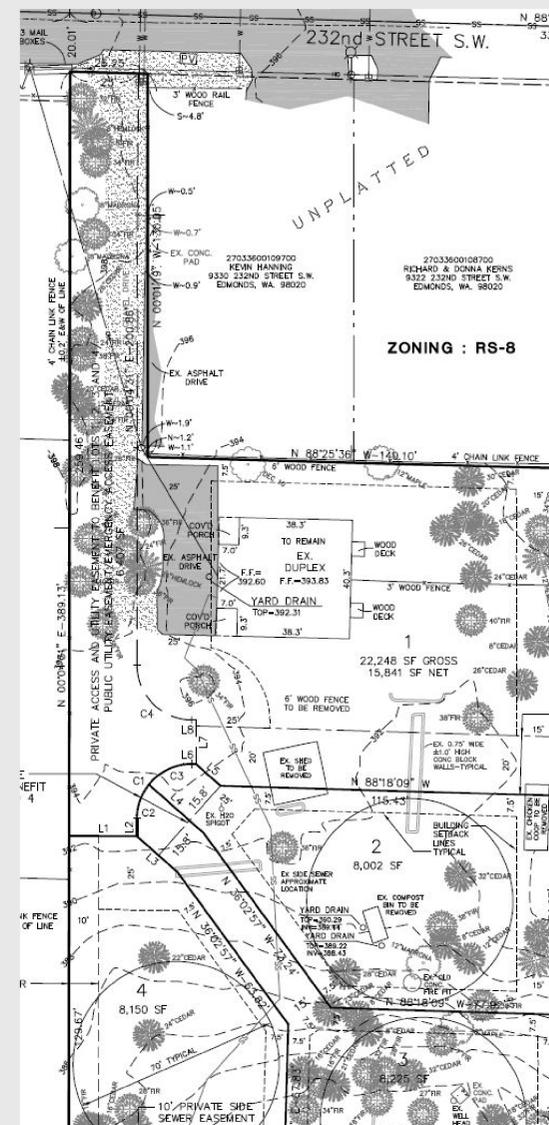
- All conditions of Preliminary Approval are met.

APPROVAL PROCESS

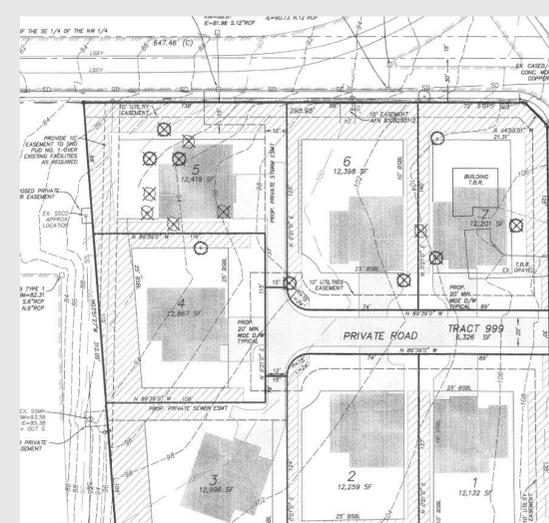
- Short subdivisions would need administrative decision, based on code requirements. Appeal of short subdivision decisions would go to hearing examiner. (No change from current process)

* Either the zoning standards or the subdivision standards would allow access easements to be counted in the calculation of lot size.

** Zoning standards that may vary are for lot dimensions or setbacks affecting only the internal lots (not the parent lot as it relates to other adjacent lots). See Low Impact Design section for more details.



Short subdivision examples



This subdivision was processed as a formal subdivision since they contained 5 or more lots, but would be processed as a short plat under the proposal

FORMAL SUBDIVISIONS

Existing Chapter 20.75

PROPOSAL

- Change definition from “five or more lots” to “Ten or more lots” while adding stronger design standards and clearer criteria.

WHY?

- Recognize that larger subdivisions need more infrastructure analysis and more detailed design review.

Formal Subdivisions are subject to the requirements of one of the following:

- Conventional design, which allows lots and setbacks that meet all standards* of the zoning district in which it is located.
- Low impact design, which allows lots to vary from certain standards** of the zoning district in which it is located, provided that the subdivision meets other standards to appropriately protect or enhance environmental features on the site (see “low impact design” section).
- Fee simple unit lot design for townhomes, which allows lot dimensions and setbacks appropriate to townhomes, in zoning districts that allow townhomes.

CRITERIA FOR PRELIMINARY APPROVAL

- Conformance with subdivision design standards & guidelines (see related board).
- Appropriate provisions are made for the public health, safety, and general welfare.
- Appropriate provisions are made for open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school-grounds.
- Whether the public interest will be served by the subdivision and dedication.

CRITERIA FOR FINAL APPROVAL:

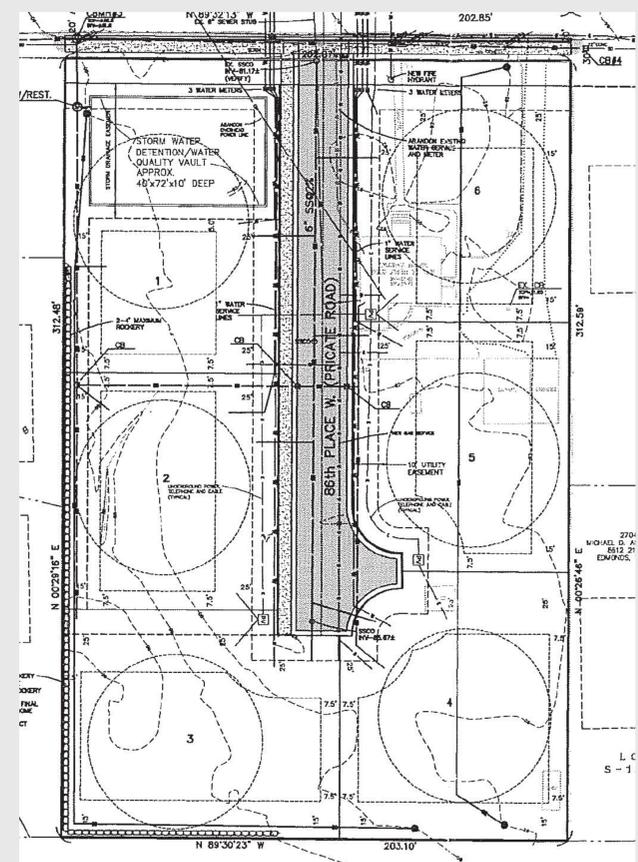
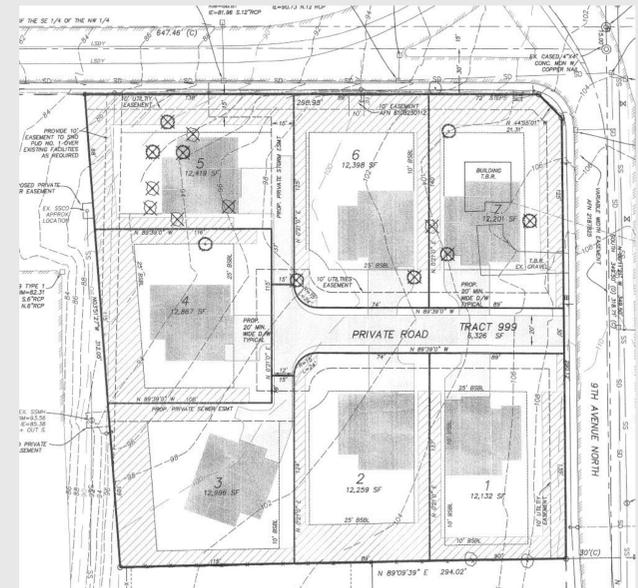
- All conditions of Preliminary Approval are met.

APPROVAL PROCESS

- Formal subdivisions would need hearing examiner decision on preliminary, then City Council on final, based on code requirements. Appeal of formal subdivisions would go to court. (No change from current process)

* Either the zoning standards or the subdivision standards would allow access easements to be counted in the calculation of lot size.

** Zoning standards that may vary are for lot dimensions or setbacks affecting only the internal lots (not the parent lot as it relates to other adjacent lots). See Low Impact Design section for more details.



These subdivisions were processed as a formal subdivision since they contained 5 or more lots, but would be processed as a short plat under the proposal

LOW IMPACT DESIGN (LID)

Existing Chapter 20

PROPOSAL

- Low impact design may be applied to either a short or formal subdivision through the usual review and decision process.

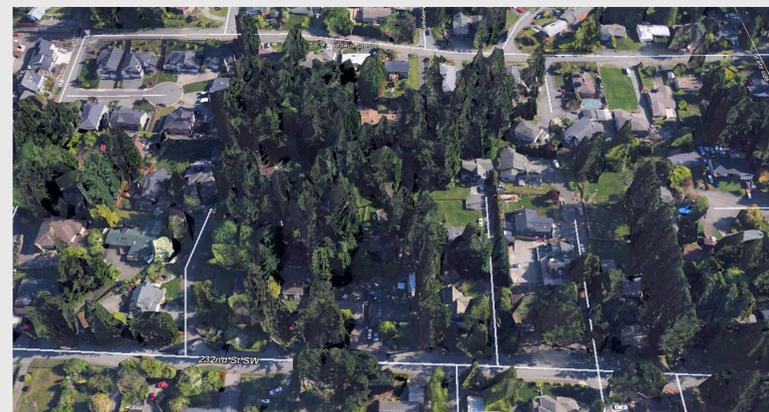
WHY?

- To provide options that better protect or enhance existing trees, critical areas, or other natural features. The main tool is a certain level of flexibility for lot dimensions. Standards call for protecting or enhancing one or more of the following on a site:

- Existing trees
- Stormwater/LID implementation
- Critical areas
- Solar access
- Natural features
- Solar access

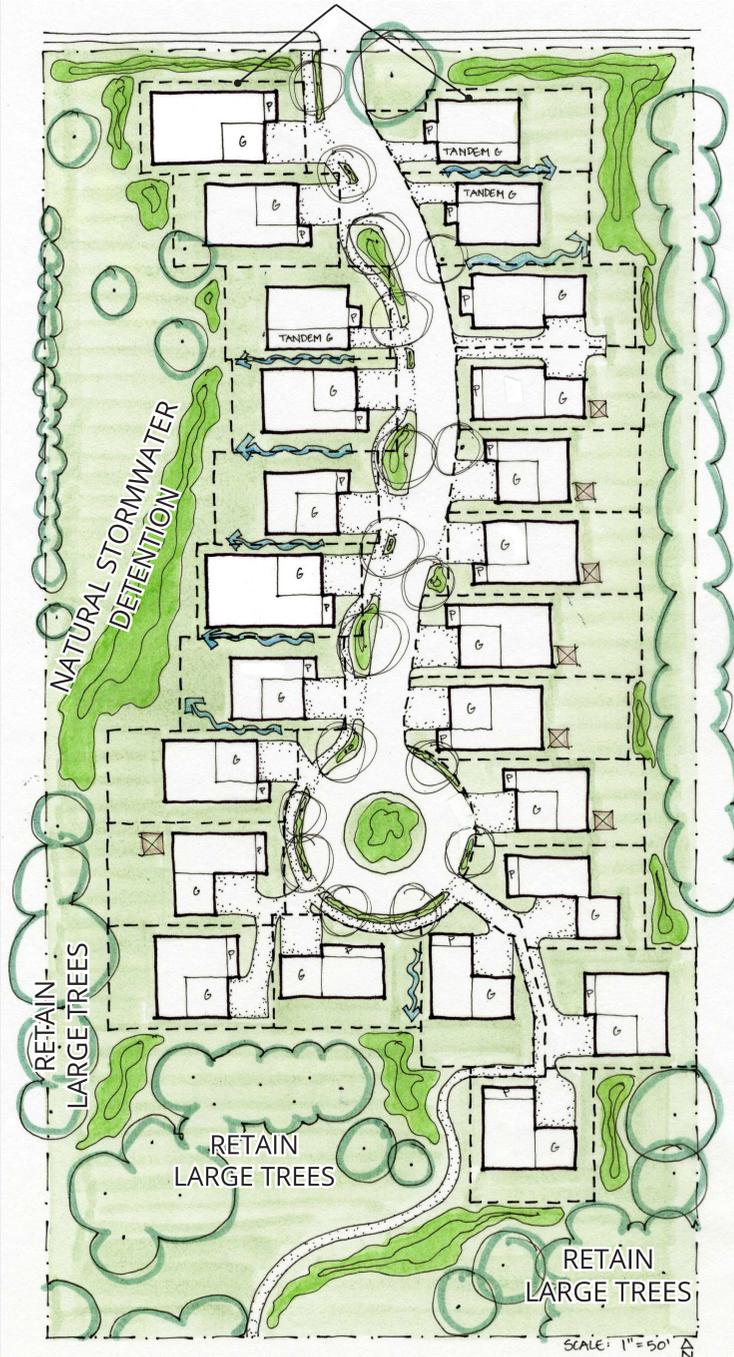
DESIGN STANDARDS:

- Critical areas and critical area buffers must be preserved and managed, consistent with the City's critical area regulations.
- Additional protection or enhancement of trees, critical areas, natural features, stormwater management, or solar access must be provided.
- Dimensional standards for lots must be met, except that:
 - The area for individual lots may vary, provided that the overall density in the subdivision is consistent with the zoning district and no buildable lot shall have an area less than 25% of that otherwise required.
 - Lot width may be reduced by a maximum of 25%.
 - Side setbacks interior to the development may be reduced by up to 40% of the amount otherwise required for the zone and rear setbacks interior to the development may be reduced by up to 20% of that otherwise required; front yard setbacks facing only a private street or driveway within the subdivision may be 5 feet less than otherwise required.
- Variations in lot dimensions may occur only if:
 - Low impact stormwater techniques are provided
 - The total impervious surfaces (i.e., the combination of structural coverage and impervious surfaces, such as non-porous pavement) are no more than 50% of the site for smaller lots (8,000sf or less) and no more than 40% for each larger lot.
 - Trees that must be retained or that are voluntarily being retained are protected, consistent with best management practices.
 - They affect internal lots, not the parent lot.



The LID approach provides greater flexibility to cluster lots and save trees on properties like this

LOT AREAS AND WIDTH MAY BE REDUCED BY UP TO 25%

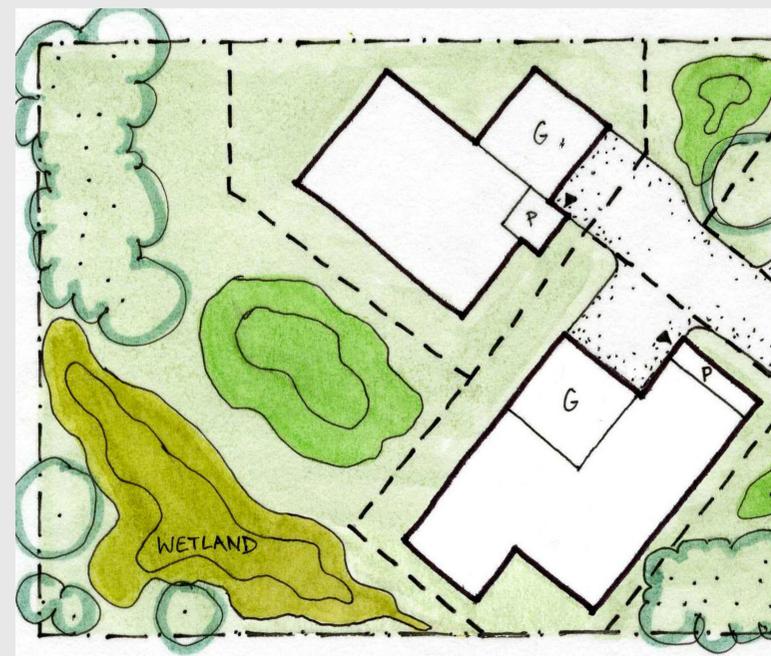


Low Impact Design Concepts

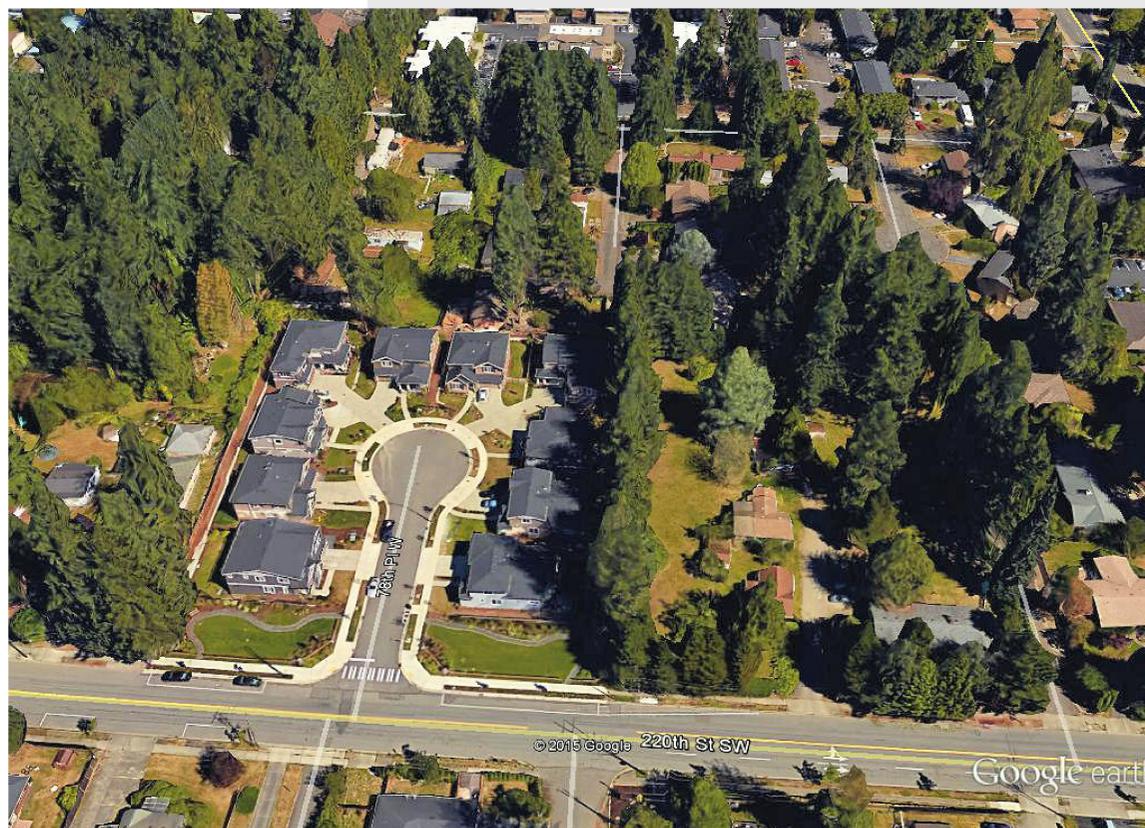
SUBDIVISION DESIGN STANDARDS & GUIDELINES

Existing Chapter 20.75

- ❑ **Zoning district standards.** All new lots must meet the dimensional requirements for the underlying zoning district in which they are located, unless otherwise approved with LID design.
- ❑ **Lot access standards.** Each lot in a residential subdivision shall have access directly to a public right-of-way, or from a shared driveway meeting City standards.
- ❑ **Sustainable design standards.**
 - ❑ Where environmental resources exist, such as trees, streams, ravines or wildlife habitats, the proposal shall be designed to minimize significant adverse impacts to the resources. Permanent restrictions may be imposed on the proposal to avoid impact.
 - ❑ The proposal shall be designed to minimize impervious surface coverage.
- ❑ **Street, sidewalk, access, and dedication standards.**
- ❑ **Water, sewer & storm drainage system provisions.**
- ❑ **Critical area standards.** All proposed lots should limit encroachment in, and impact to, critical areas and their buffers.
- ❑ **Tree and vegetation preservation standards.** Trees shall be retained per the provisions of a tree management plan and tree regulations.
- ❑ **Underground utilities.** All permanent utility services to proposed lots shall be provided from underground facilities.
- ❑ **Easement provisions (if applicable).**
- ❑ **Monument & survey standards.**



Adjustments to setbacks may be made to preserve sensitive site features



Example of a recent subdivision adjacent to sites that could be further subdivided