



MEMORANDUM

TO: Planning Commission

FROM: Brett Lenart, Planning Manager
Michelle Bennett, Senior Planner

DATE: August 19, 2025

SUBJECT: Updated Residential Descriptions for the Draft Future Land Use Map –
Post August Work Session

The draft language provided would update the narrative for the current residential land use category based on the Planning Commission's edits from the July 21st meeting. This includes the changes from Commissioner Adam's proposal as well as staff edits to the intent and rationale to align with Council's directive.

As described in the August 5 staff memo "Future Land Use Map Recommendations," Planning Commission had noted that there were areas of the city that did not fit neatly into the future land use categories: residential, transition, or hub. Many of these 17 areas have existing R-3 and R-4 zoning that would either reduce future building potential or potentially non-conforming, depending on the specifics of implementation. Additional draft language was included to reconcile how R-3 and R-4 zones are treated on the Future Land Use Map using the same headers currently presented in this section of the draft Comp Plan. This memo should be paired with the updated draft of the Future Land Use Map that designates the "New Residential" land use category.

Residential Land Use Category (existing R-1 & R-2 zones)

Intent

A primarily residential district that expands the housing types (not exclusively single family detached) to foster a more dynamic neighborhood atmosphere with limited commercial uses, support diverse housing needs, and enable aging in place within established communities.

Rationale

Community engagement revealed support for a broader range of housing types within traditionally single-family neighborhoods, provided new development aligns with the existing scale. Some have expressed concerns about potential impacts on existing neighborhoods, but this district is designed to allow for incremental increases in density. The district promotes walkability and a range of price points in housing options. Growing the housing supply throughout residential areas contributes to greater affordability and equity. The addition of small-scale commercial uses further supports walkable neighborhoods by bringing everyday amenities and services closer to home, helping to create a more dynamic and sustainable future. Based on this input, the plan identifies broad permissions for three stories and up to three units (or larger housing typologies where they fit into the neighborhood context)¹ as an appropriate height for these areas.

Translating the Residential District into zoning regulations will require thoughtful implementation. However, further analysis will be necessary to determine additional strategies for regulating building form and scale, which will be addressed during the implementation process.

Primary Uses/Building Types

- Single family, Duplex and triplex are permitted as primary uses with additional building types allowed where consistent with neighborhood form and scale.²
- Cottage courts
- Stacked flats
- Townhouses - where there is adequate depth and access
- Neighborhood commercial “corner store”

Form & Site Considerations

- Buildings up to 3 stories
- Standards should encourage the development of smaller, more flexible homes, and may address building size, setbacks, building coverage, parcel assemblages, lot size, number of dwellings, unit counts, and/or bedroom counts—as appropriate—to support livability, scale, and compatibility within residential areas.

¹ As discussed at the working session, Planning Commission should consider whether the provision of “larger housing typologies” should remain in the “original” residential land use category, and if so provide some guidance on how the Planning Commission should consider such context in the future; or consider leaving “larger housing typologies” solely to a “new residential” land use category.

² See footnote 1.

New Residential Land Use Category (existing R3 & R4 zones)

Intent

A primarily residential district that accommodates higher density housing to foster a more dynamic neighborhood atmosphere with limited commercial uses, support diverse housing needs, and enable aging in place within established communities.

Rationale

This district falls in between residential and transition in terms of density, scale, and use intensity. While too dense for single-family neighborhoods, their location in residential communities does not warrant the transition land use designation that calls for a multi-modal corridor or node. Higher density housing can be re-imagined in the implementation phase to maximize how land is regulated for this use to increase housing supply. The inclusion of small-scale commercial, the reconsideration of the amount and placement of parking, how open space is apportioned and programmed, pedestrian and bicycle features can improve how this district integrates into the city.

Primary Uses/Buildings Types

- Apartments or condominium buildings
- Cottage courts
- Townhomes – where there is adequate depth and access
- Stacked flats
- Neighborhood commercial “corner store”

Form and Site Considerations

- Can exceed 3 stories and 3 units
- Grid street pattern
- Reduced open space standards
- Setbacks
- Parking in rear and/or alleys

Future Land Use Map

Below is a list of the 17 sites the Planning Commission has reviewed. The map reflects staff's proposed land use categories. Even in instances where the Planning Commission had resolved a site for an existing land use category, it may have been changed to the staff's proposal for this exercise. Staff's assumption was that with more information available, the Planning Commission would like to see how land use designations were distributed across all four land use categories and across the map. However, this table records the Planning Commission's original changes so that they

can be easily reinstated, should that be the final decision. Please note sites outside of this list were not reviewed.

Table of Sites

Site	Current Zoning	CPC Proposed Land Use	Staff Proposed Land Use
1	Twp, PUD	Unresolved	Transition (node) + New residential
2	R1-B, R-3	Transition	New residential
3	R4A, R3, R2A, R1C	Transition	New residential
4	R4A	Transition	New residential
5	R1B, R3, R4A, R4B	Unresolved	New residential
6	R3	Unresolved	New residential
7	R3	Transition	New residential
8	R3	Unresolved	New residential
9	Two areas: Along Ellsworth Colonial Square Coop	Transition Unresolved	Transition New residential
10	TC1, R4B, R4A	TC-1 Hub R4s Transition	Transition
11	R4A-C	Transition	Transition
12	AG	Unresolved	Transition or New residential
13	TC-1	Hub	Hub or Transition
14	R4A-C	Unresolved	New residential
15	R4A	Unresolved	New residential
16	R1A, R1D, Twp, R3	Unresolved	Residential
17	R4A, R2A, PUD, O, M1, R4C, C3	Unresolved	New residential