

Old Town Mixed Use 1 Zoning Update

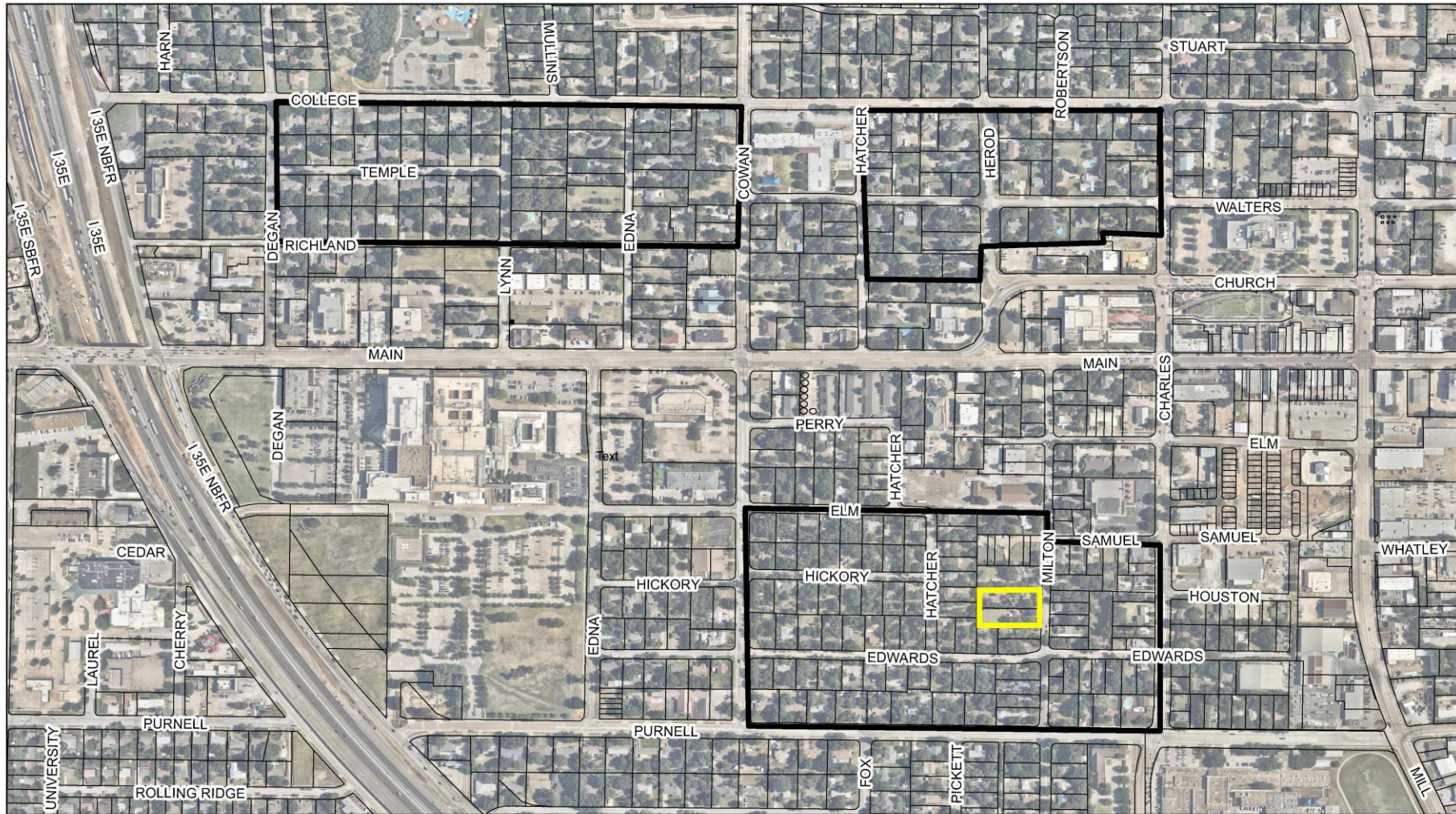
City Council Workshop Session

October 15, 2018

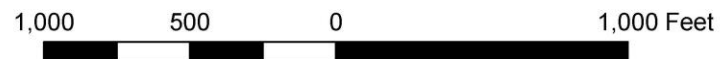
Background:

- ▶ On October 1, 2018, the City Council considered a zoned change request from R-7.5 (Single-Family Residential District) to OTMU1 (Old Town Mixed Use 1 District) at 411 and 419 Milton Street.
- ▶ Several residents expressed concerns over the impact that the 16 townhomes proposed as part of the zone change request would have on the immediate neighborhood in terms of density, building scale and neighborhood character.
- ▶ Staff also expressed similar concerns and confirmed that the Old Town Master Plan recognized three distinct single-family neighborhoods within the Old Town Design District and recommended that these neighborhoods be preserved.
- ▶ The City Council denied the requested zone change and directed staff to further analyze the OTMU1 District for potential amendments to bring the district in closer alignment with the vision of the Old Town Master Plan.





Recommended OTMU1 Neighborhoods



2003 Old Town Master Plan Recommendations:

- ▶ Old Town neighborhoods should be considered for protection over at least the next five to ten years in the form of conservation areas. These neighborhoods may experience economic pressure for redevelopment depending upon their specific location. Careful consideration should be given to any changes as these neighborhoods provide a stable source of support for area commercial business, offices and facilities.
- ▶ Older residential neighborhoods provide a stable base for Old Town and should be protected and maintained.
- ▶ Existing single-family neighborhoods in Old Town should be protected from expanding commercial development by encouraging single-family infill housing on existing vacant lots.



Recommended Amendments to OTMU1:

1. Remove “Single-family attached dwellings” (townhomes) from use list
2. Remove “Multifamily dwellings” from use list
3. Remove “Private utility plants or sub-stations (SUP)” from use list
4. Remove “Cemetery, columbarium, mausoleum (SUP)” from use list
5. Increase minimum front yard setback from zero to 15 feet, 20 feet for garage doors
6. Add provisions to allow accessory dwelling units (a.k.a. granny flat, garage apartment, pool house, etc.)
7. Revise regulations for institutional and office uses
8. Reduce minimum lot area from 7,500 square feet to 5,000 square feet
9. Reduce minimum primary dwelling unit size from 1,700 square feet to 1,500 square feet.



Proposed Accessory Dwelling Unit Regulations:

Accessory Dwelling Units

- (1) On lots with a minimum of 7,500 square feet, one accessory dwelling unit may be provided.
- (2) No accessory dwelling unit shall exceed the height of the primary dwelling unit or 50% of the area of the primary dwelling unit.
- (3) Minimum accessory dwelling unit size: 500 square feet
- (4) Location on lot: behind or to the side of primary dwelling and setback from side and rear lot lines a minimum of five feet.
- (5) Accessory dwelling units may be leased separately but shall not have a separate tap or meter for water and sanitary sewer.
- (6) Provide parking provisions to minimize increased on-street parking.



Case Study: Harrison Addition - Wichita Falls, TX



Next Steps/Process

- ▶ Option for separate OTMU1 amendment approval (30-60 days)
- ▶ Include with minor Zoning Ordinance/General Development Ordinance update (Spring 2019)
- ▶ Include with Old Town North Overlay (Spring 2019)
- ▶ Development Code Rewrite (18-24 months)
 - ▶ Workshop to discuss project scope planned for November 19
 - ▶ Professional Services Contract coming soon thereafter

Questions?