

PLANNING COMMISSION
GLADSTONE, MISSOURI
Council Chambers
November 4, 2013
7:30 pm

Item 1 on the Agenda: Roll Call.

Present: Ms. Alexander
Mr. Mallams
Ms. Poindexter
Mr. Ringhausen
Ms. Smith
Mr. Steffens
Mr. Ward
Mr. Whitton
Mr. Yarber
Chairman Turnage

Absent: Mr. Hartman

Council & Staff Present:

Mayor Pro-Tem Brian Hill
Scott Wingerson, Assist. City Mgr.
Alan Napoli, Building Official
Melinda Mehaffy, Econ. Dev. Admin.
Chris Helmer, Planning Specialist

Item 2 on the Agenda: Pledge of Allegiance.

Chairman Turnage led the group in reciting the Pledge of Allegiance.

Item 3 on the Agenda: Approval of the October 21, 2013 minutes.

MOTION: By Mr. Ringhausen, second by Ms. Poindexter to approve the October 21, 2013 minutes as submitted. All said aye. The motion carried.

Item 4 on the Agenda: Other Business- Sustainable Code Framework Audit Discussion.

Planning Specialist Helmer introduced the topic by stating that not much will be said by staff this evening, as there are some very qualified individuals here tonight to present this project. Over time the Commission has heard many of the aspects being heard tonight; however, what staff felt was important to hear was some of the typical processes that Gladstone has been involved in with the Mid America Regional Council (MARC). This seemed like a great opportunity to bring the issue to the Commission so they can hear what's going on behind the scenes. As we go through the processes and any changes are brought forward, the Commission will be off and

running with a lot more additional background information that what would have been provided without this forum. Mr. Helmer introduced Mr. Dean Katerndahl with MARC and Mr. Chris Brewster as the lead project manager for the consultant, Gould Evans. Gladstone is one of eight communities that are part of this particular project. It is customary for Gladstone to be a part of a process like this. The intent of this presentation is to provide a broad brush stroke to the Commission as far as what this process could mean. They will see a lot of cool graphics tonight and different types of technology that can be used by many communities and streamlined for specific needs for Gladstone. We are not bound by anything. This is a very transparent process for us to utilize. Staff is not looking for a direct recommendation or motion from the Commission this evening; however, he would welcome a consensus of if the flavor of what they are getting tonight seems right and appropriate for staff to move forward. In closing, Mr. Helmer stated that the timing is good for Gladstone. Staff has committed with MARC and the consulting team. Building Official Napoli is also a lead staff member and we have committed to December/January to do a more in-depth, personal audit of Gladstone, so this is a good primer for them to keep them active. He then turned it over to Mr. Katerndahl.

Dean Katerndahl of MARC, addressed the Commission. Mr. Katerndahl said that he does a lot of work with local governments to help coordinate activities. Over the last three years he has been involved in an initiative called *Creating Sustainable Places* which has been a regional planning initiative to look at sustainability and all of its different meanings and how they can help communities implement those plans. He is also the staff coordinator for the First Suburbs Coalition which is coalition of inner-ring suburbs that Gladstone is a part of. The First Suburbs talk a lot about that they would like to see more walkable communities, more mixed-use development and how they can structure codes to be friendlier to that kind of development. They saw an opportunity and applied to the Department of Housing and Urban Development for a community challenge grant and in partnership with the First Suburbs Coalition and the eight cities that Mr. Helmer mentioned, including Gladstone, they applied for this sustainable code framework grant and it was received. They are now in the second year and in the heart of the work.

Mr. Katerndahl said there are two components to it: one is to create a sustainable code framework. It's really just a menu of different code strategies communities can use to address a wide range of things, whether it's downtown parking, subdivision regulations or mixed-use development. What are the different options that can be used? As they talked about codes in the past they were getting an "all or nothing" approach. Most communities have their old codes they've had for a long time and they make them work and when a special project comes along they try to twist the code to make it work for them. A few communities have adopted form-based code which is real big leap to a whole different philosophy of how to do zoning land use planning. What MARC is trying to do is create a menu of code options that fall between which cities can pick and choose based on their priorities. It's all going to be in an on-line website that will be searchable. It should be ready by the end of the year, at the latest.

The second part of the project is a code audit for each of the eight communities. This is a chance for Gladstone and its staff to look through the codes and see what's working, what needs to be changed and then look at some options in the sustainable code framework that might be a better option in the future. This work will begin for Gladstone between December and next February. Mr. Katerndahl introduced Chris Brewster of Gould Evans.

Chris Brewster, Gould Evans addressed the Commission. Mr. Brewster said they are working with Draw Architecture, Vireo, and Trozzolo Communications Group. He would have liked to show the actual website tonight; unfortunately it is under construction. He did get a few screen shots though.

Mr. Brewster said that when they originally looked at the scope the first thing they thought was a sustainable development code for the entire metropolitan region for Kansas City is going to mean something entirely different for one jurisdiction than it will from another, so they wondered how they would tackle that challenge. There were three main points in which they would approach it. First, the MARC Creating Sustainable Places initiative had done a great job of defining from the 50,000 ft. view what a sustainable region looks like in the future for the metro area, that became their leaping off point. Second, instead of writing model code language, their thought was that the information should be built as a library of a whole range of practices that can then let the jurisdictions share information.

Mr. Brewster continued by stating that an exciting thing that developed through this was that this can continue to grow. The website that is being built won't be the same when it's unveiled as it will be even 2-3 months from there. As they go through the community code audits they will continue working through examples that work for all of the communities that they are partnering with. Over time, new information, new examples and better practices can continue to get refreshed. The last part of the presentation will explain how they are going to execute some of the audits of the jurisdictions.

Using a PowerPoint slideshow, Mr. Brewster went through how the website would be set up and how a person would navigate through it. Some of the topics that would be set up would be: reinvestment, transportation choice, housing choice and unique communities. He said that photos would be included using projects within the metropolitan area so that people could go look at it in person. Using screen shots from the proposed website, he was able to show the Commission how the site is searchable and would apply to any jurisdiction. He offered to answer any questions.

Ms. Poindexter said that 'sustainability' seems to be a great big buzz word going on right now. She asked how Mr. Brewster would define it.

Mr. Katerndahl said that question comes up all the time and it is a large umbrella. At a very high level it's that you want the region to prosper economically, socially and environmentally all at the same time and that you don't have to trade one for another. For the Creating Sustainable Places project and for the principles that were used here, they tried to take it down to a more specific development level. Therefore, sustainability means reinvesting in existing communities. It means building along key corridors and key places, like downtowns. It means providing choices in terms of transportation and housing. It means building communities that are more in tune to healthier lifestyles.

Mr. Brewster said that in his office they wrestle with that too. They have done plans for communities that are very sustainable, but never mention the word because it's just planning. Even before sustainability became a buzz word, planners were looking out for the long range and trying to do the most with the resources they had in the most efficient way. That has always been what planning is about.

Mr. Ringhausen said that sometimes his questions are statements and sometimes his statements are questions. He said that all of this information that has been presented is all within the context of developers/development within the community, but when we start to do a lot of this integrated mixed-use we have gotten away from houses in a certain location and commercial in another. We now have houses and apartments on top of businesses and things like that. One of the things that he was questioning when Gladstone developed the property next door [Linden Square], was that there is also a mixed-use of municipal and commercial development. We have municipal pools, public works buildings, city hall and in the case of the development next door we have a private development with a purpose built City amenity beneath it. Mr. Ringhausen asked what, in this framework, holds municipal entities to the same standard of development and code as a private developer that wants to develop within that municipality.

Mr. Brewster answered that basically, he wouldn't really recognize whether it's a municipal project or not. He would assume that whatever standards are in there that would be what all development is going to relate to. The other thing is that a lot of times mixed-use is their goal, but the last thing they want to do is go look for a mixed-use zoning district to say that "this is what you do." As Mr. Ringhausen mentioned, mixed use is really accumulation of a bunch of different projects and a lot of the areas they are trying to emulate aren't mixed-use at all, it's just that they are a mixture of uses in close proximity and really it's the transitions and relationships they care about. Some of them are made with an accumulation of single-use zoning districts just allocated on a really small scale on a block by block basis. You might have a municipal project that fits right into that block and it can relate to other parts of the development around it if those particular standards aren't fitting for that municipal project it doesn't mean it has to go in and meet those standards, but it can sit there and relate to that. He said that to Mr. Ringhausen's bigger, broader question of do they have to meet the standards, he would assume that yes, although it is a little bit of an odd situation of the city kind of regulating itself.

Mr. Ringhausen said he might phrase it a little bit differently. He would think that they would want to at least hold the City to the same level of expectation that we are holding the developers to.

Mr. Katerndahl agreed and said that a lot of what this program is going to talk about is uses, so it wouldn't be so much that this building is a municipal use, but an office use.

Mr. Ringhausen said he would tend to agree, and maybe in other communities maybe it's a little bit different situation, but you will be hard-pressed to find a commercial stormwater retention pond or a commercially developed waste-water treatment plant or a water treatment plant. Those are some things that are purely municipal entities and that's all he's trying to establish.

Mr. Katerndahl added that they can be a challenge especially for a community like Gladstone who is mostly residential. A water treatment plant is an industrial use and where is an industrial park that you can locate that?

Mr. Brewster commented that the other thing they are touching on with this discussion is going back to sustainability and that what this portion of MARC's effort is getting at is how do we regulate development. A good example is some of the energy policies that cities deal with. The

streetlight systems that MARC has been researching. Those aren't things that are really regulated, but that cities are just developing policies on.

Mr. Ringhausen thanked them for their explanation.

Mr. Ward asked if there is any room in this process for public input. He had a chance to go to the Older Adult Transportation and Mobility Summit in April and there was a lot of public input on maybe where codes should be going for senior adults.

Mr. Katerndahl said they've had a lot of public input on the principles, but when it gets to the codes that's going to be up to each local community. He would anticipate that once they receive an initial code audit, then there would be some public process to look at those recommendations and see what's important and appropriate for the community.

Mr. Brewster added that once the website is built there will be a couple of workshops with some of the broader stakeholder groups, beyond the municipalities, to show how to use the tool so there is another tool for public engagement. It can continue to grow if all of a sudden there are topics that were missed.

Mr. Katerndahl said that there is this visualization part to this program and there will be pictures of the type of development being highlighted. There will be pictures of developments in the Kansas City metro area so that you could drive over there and look at it and see if it would be appropriate for your community.

Ms. Poindexter said she noticed that the RFP mentioned having a consultant selected in July 2012 and wondered if the process was behind schedule.

Mr. Katerndahl said they are behind and it's mostly due to MARC. It took them a while before they had the RFP, then they hired the consultant team and then got going and had some web design things that took some extra time so they are a little bit behind. He said they had hoped to have the entire project done by the end of 2013 and now it's going to be the second quarter of 2014. He thanked the Commission and said he is glad to have the opportunity to present this to them tonight.

Chairman Turnage asked what the motivation of these different municipalities involved in this partnership was. Was it to have uniformity or is there more of an economic development part to it?

Mr. Katerndahl said he believes it was more of an economic development issue. A lot of the talk at the First Suburbs Coalition has been how to encourage redevelopment of area communities and are the current codes helping to facilitate this. It won't be so much that there will be a uniform set of codes, but a menu to individualize the codes to meet a certain municipality's needs.

Chairman Turnage said there was no official action for the Commission to take this evening; however, he would request some type of informal nodding of the head if they are in agreement of moving forward on this process. *The Commissioners nodded that they were.*

Item 5 on the Agenda: Communications from the City Council and the City Staff.

Mayor Pro-tem Hill thanked the Commission for their work this evening; it seemed to be well thought out. He said he had one thing he would like to remind them of. By way of how important it is, something happened at the City Council two meetings ago that he doesn't think has ever happened before as best as they can tell in the history of Gladstone. At that City Council meeting, the Council unanimously passed a resolution endorsing the constitution that's on the ballot tomorrow. The same night the Liberty City Council did the same thing, unanimously. He said he can't tell them how important it is to our City and to the County of Clay that they go out tomorrow and vote for the constitution. Ask your friends, your spouses and your neighbors to do the same thing. The more that we get into organizations like MARC and get more involved in the region the more handy Clay County is and how economic opportunities are bypassing us because of the form of government and the lack of leadership. There just really isn't anyone at the table from Clay County. Right now, as they are probably aware, there are two different economic development corporations kind of competing because of the political infighting that goes on up there.

Mayor Pro-tem Hill said that they probably received three or four mailings from the office holders. They probably received a robo-call today at home from them. There are some people up there that are very desperate. They don't do anything for the money they make. If you were to walk in to, say the auditor's office, you wouldn't find the auditor there. They really just collect a paycheck and once in a while they show up. The outright lies that are being spread are that it would cut funding for senior services and for the developmentally disabled....that's just an out and out lie. Those are separate taxing districts, just like the North Kansas City School District or the City of Gladstone. This constitution has no effect on them, their levies or their ability to tax. You would also probably be told in some of those mailings that Clay County government ceases on Wednesday if it passes. What they tend to ignore is that there is a whole article of this constitution that says that the current office holders stay in office until next May and will continue to perform their duties until the new government is organized that will replace them. Those seem to be the two most prevalent lies. It is extremely important. This was drafted by seven republicans and seven democrats. A year ago, almost to the day, there was an election in Clay County asking that this constitution be drafted and it was in response to that. Since that time the auditor that was elected has been determined to have been a convicted felon and ousted from office, but they want us to be able to elect these people. He urged them to all take the time out from their day tomorrow and to please vote for the constitution. He said if they have any questions he is fairly familiar with it and he can answer them. Mayor Pro-tem Hill said he didn't want to give them any further messages this evening because he thinks this is very important.

Item 6 on the Agenda: Communications from the Planning Commission Members.

Ms. Poindexter said that she was very appreciative of the tour on Saturday of capital projects. It really opened her eyes. As someone who is newly into civic government she hears things here and there and it really filled in that puzzle piece for her and it was very educational.

Chairman Turnage agreed and thanked staff for all their work in preparing for the tour.

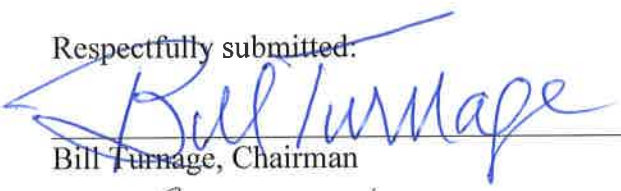
Ms. Alexander added that she is constantly impressed with what a good job the City's staff does of giving them information they need and teaching them about many things. It is a pleasure to work with the staff and the Commission.

Chairman Turnage joked he was seeing a lot of head nodding from the Commission.

Item 7 on the Agenda: Adjournment

Chairman Turnage adjourned the meeting at 8:24 pm.

Respectfully submitted.



Bill Turnage, Chairman

Approved as submitted ☒



Becky Jarrett, Recording Secretary

Approved as corrected ☐



Sustainable Code Framework and Community Code Audits

Gladstone Planning Commission
November 4, 2013



goulddevans

-



Creating Sustainable Places

VIBRANT

CONNECTED

GREEN

Why?

Interesting: I want to learn more.
(Principles / Concepts)

How?

Applicable: I am committed to doing it.
(Model Code)

Practical?

Effective: I understand.

(Information)

- Code Examples
- Rating against *How?*, *Why?*, *What?*
- Regional Applicability
- Trade-offs and competing priorities
- Cost/benefit; Life-cycle cost
- Practice tips

What?

Exciting: I want to go see it.
(Projects)

PLACES

Sustainable places, wherever they occur, are vibrant, efficient, and enduring and are characterized by:



Reinvestment: Investment in existing communities and neighborhoods ensures that they remain or become vibrant, connected, green places.



Transportation Choices: Travel choices help reduce family transportation costs, reduce air pollution, and connect families to jobs and services.



Housing Choices: Housing choices for all ages, lifestyles, incomes, races and ethnicities help connect families and jobs and support a robust economy and healthy housing industry.



Development in Corridors and Activity Centers: Vibrant corridors, with housing, employment, and commercial development, support public transportation, create new development opportunities, provide increased lifestyle choices, make efficient use of existing public and private assets, and help knit the region together.



Design for Healthier Lifestyles: Places designed for healthier lifestyles and access to healthy foods improve the health of residents, reduce health-care costs and contribute to vibrant neighborhoods.



Preservation of Unique Community Characteristics: Distinctive communities and historic and cultural assets increase the vibrancy of the region and contribute to its overall economic health.



Resource Conservation and Energy Efficiency: Sustainable places conserve resources for future generations and simultaneously reduce costs and increase economic and fiscal efficiency.



Reinvestment

Infill / Rehab Housing

Infrastructure ROI

Strengthen Suburban
Downtown

Repair Strip Corridors



Transportation Choice

Connected Street Networks

Complete Street Systems

Context-Appropriate Streets



Housing Choice

Diversify Housing Types

Age-in-place Community

Mixed-density Neighborhoods



Corridors / Activity Centers

Compact Walkable Centers

Transit-ready Corridors

Retail / Rooftop Relationships



Healthy Lifestyles

Active Transportation / Living

Access to Healthy Food

Integrated Trail System

Open Space Protection



Unique Communities

Pedestrian-oriented Public
Realm

Natural Resource Protection

Tree Preservation



Energy Efficiency / Resource Conservation








Green Infrastructure








Stormwater BMPs

Energy Efficient Buildings

Renewable Energy

POLICY FRAMEWORK

MARC Principles	Sustainable Development Concepts	Regulatory Strategies
 <p>Reinvestment</p>	<ul style="list-style-type: none"> • Infill / Rehab (housing) • Infrastructure ROI • Strengthen Suburban Downtown (Compact, Walkable Centers) • Rehabilitate/Redevelop Strip Shopping Centers (Compact, Walkable Centers / Transit-Ready Corridors) 	<p>Infill incentives CIP waivers Building scale regulations Housing type regulations (not density based)</p>
 <p>Transportation Choice</p>	<ul style="list-style-type: none"> • Connected Street Networks (Compact, Walkable Centers) • Complete Street Design • Context Appropriate Street Types • Transit-ready Corridors ("Missing Middle" housing) 	<p>Connectivity standards Improved variety of street cross sections Pedestrian, bike, and transit LOS Sidewalk and circulator standards Alternative Parking Approaches</p>
 <p>Housing Choice</p>	<ul style="list-style-type: none"> • Diversify Housing Types (Infill / Rehab (housing) / Mixed-density neighborhoods) • Age-in Place Neighborhoods • "Missing Middle" / Mid-rise – low-scale + high density types (Transit-ready Corridors, Compact Walkable Centers) 	<p>Housing type regulations (not density-based) Infill incentives Accessory dwelling units Building scale and form regulations (build to street, create permeable facades, hide parking)</p>
 <p>Development In Corridors & Activity Centers</p>	<ul style="list-style-type: none"> • Compact, Walkable Centers (Strengthen Suburban Downtown) • Transit-ready Corridors • Diverse Housing Types ("refined density") • Retail / Rooftop Relationships 	<p>Integrate zoning districts / ("mixed-uses") Alternative Parking Approaches Building scale and form regulations (build to street, create permeable facades, hide parking) Housing type regulations (not density-based)</p>
 <p>Design For Healthier Lifestyles</p>	<ul style="list-style-type: none"> • Active Transportation / Active Living • Access to Healthy Foods • Open Space Protection 	<p>Improved variety of street cross sections Pedestrian, bike, and transit LOS Urban agriculture (kitchen garden to urban green house) Improved variety of open space types / standards</p>
 <p>Preservation of Unique Community Characteristics</p>	<ul style="list-style-type: none"> • Quality Pedestrian-oriented Public Realm • Sensitive Natural Resource Area Identification & Protection • Tree Preservation & Protection 	<p>Building scale and form regulations (build to street, create permeable facades, hide parking) Street tree inventory, program and regulations Improved variety of street cross sections Pedestrian, bike and transit LOS</p>
 <p>Resource Conservation & Energy Efficiency</p>	<ul style="list-style-type: none"> • Protect Water Quality in existing Lakes and Streams (Sensitive Natural Resources) • Green Infrastructure (Tree Preservation, Sensitive Natural Resources) • Stormwater BMPs (Tree Preservation / Sensitive Natural Resources) • Energy Efficient Buildings (Infill / Rehab, Tree Preservation) • Renewable Energy Production (site & district) 	<p>Low-impact site design Stormwater performance regulations (rain garden to block-or district-scale options) LEED and/or Energy Star coordination with building codes District energy systems (use, subdivision standards, etc) On-site energy allowances and processes</p>

MARC Principles	Sustainable Development Concepts	Profile Ration [See Key Below]
 Reinvestment	<ul style="list-style-type: none"> • Infill / Rehab (housing) • Infrastructure ROI • Strengthen Suburban Downtown • Rehabilitate/Redevelop Strip Shopping Centers 	<ul style="list-style-type: none"> ① ② ③ ④ ① ② ③ ④ ① ② ③ ④ ① ② ③ ④
 Transportation Choice	<ul style="list-style-type: none"> • Connected Street Networks (Compact, Walkable Centers) • Complete Street Design • Context Appropriate Street Types • Transit-ready Corridors 	<ul style="list-style-type: none"> ① ② ③ ④ ① ② ③ ④ ① ② ③ ④ ① ② ③ ④
 Housing Choice	<ul style="list-style-type: none"> • Diversify Housing Types • Age-in Place Neighborhoods • "Missing Middle" / Mid-rise – low-scale + high density types 	<ul style="list-style-type: none"> ① ② ③ ④ ① ② ③ ④ ① ② ③ ④
 Development In Corridors & Activity Centers	<ul style="list-style-type: none"> • Compact, Walkable Centers (Strengthen Suburban Downtown) • Transit-ready Corridors • Diverse Housing Types ("refined density") • Retail / Rooftop Relationships 	<ul style="list-style-type: none"> ① ② ③ ④ ① ② ③ ④ ① ② ③ ④ ① ② ③ ④
 Design For Healthier Lifestyles	<ul style="list-style-type: none"> • Active Transportation / Active Living • Access to Healthy Foods • Integrated Trail System • Open Space Protection 	<ul style="list-style-type: none"> ① ② ③ ④ ① ② ③ ④ ① ② ③ ④ ① ② ③ ④
 Preservation of Unique Community Characteristics	<ul style="list-style-type: none"> • Quality Pedestrian-oriented Public Realm • Sensitive Natural Resource Area Identification & Protection • Tree Preservation & Protection 	<ul style="list-style-type: none"> ① ② ③ ④ ① ② ③ ④ ① ② ③ ④
 Resource Conservation & Energy Efficiency	<ul style="list-style-type: none"> • Protect Water Quality in existing Lakes and Streams (Sensitive Natural Resources) • Green Infrastructure • Stormwater BMPs • Energy Efficient Buildings (• Renewable Energy Production (site & district) 	<ul style="list-style-type: none"> ① ② ③ ④ ① ② ③ ④ ① ② ③ ④ ① ② ③ ④ ① ② ③ ④

Learn Principles



Reinvestment

Investment in existing communities and neighborhoods ensures that they remain or become vibrant, connected, green places.

LEARN

Transportation Choice

Travel choices help reduce family transportation costs, reduce air pollution, and connect families to jobs and services.

LEARN

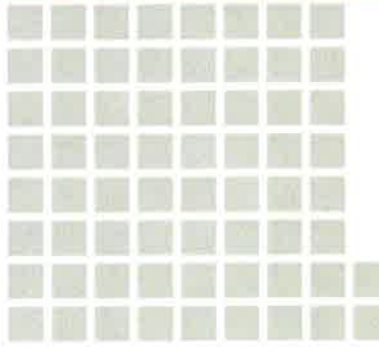
Housing Choice

Housing choices for all ages, lifestyles, incomes, races and ethnicities help connect families and jobs and support a robust economy and healthy housing industry.

LEARN

Next

Explore Projects



J E Dunn Headquarters



EXPLORE

Lenexa Fire Station #5



EXPLORE

Mill Creek Terrace Flats



EXPLORE

4646 Broadway Lofts



EXPLORE

Brighton Gardens



EXPLORE

Northgate Townhomes



EXPLORE

Staley Farm Townhomes



AT&T Town Pavilion



Bridgework Lofts



Next



Learn Principles

Explore Projects

Build Framework

[Home](#) > [Principles](#) > Housing Choice

Location Efficient Density



Middle housing types achieve medium density yields and provide high-quality, marketable options to meet the growing demand for a choice between single family homes and mid-rise flats.

LEARN

Infill-Rehab Housing



As a part of growth management, infill development focuses on the reuse and repositioning of obsolete or underutilized buildings and sites.

LEARN

Aging in Place Neighborhoods



Aging in place communities allow residents to remain in their own homes and neighborhoods as their age, needs, and abilities change.

LEARN

Mixed-Density Neighborhoods



Neighborhoods with a wide range of housing types help promote affordability, "move-up" options, age in place opportunities, and vibrant and safe neighborhoods.

LEARN



Strategies

Projects

Code

Mixed Density Neighborhoods

Neighborhoods with a wide range of housing types – at the block scale or even the lot scale – help promote affordability, “move-up” options, age in place opportunities, and vibrant and safe neighborhoods with patterns of activity throughout the day. Even with diverse housing types, the character of the neighborhood is strengthened by a compatible pattern, scale, and design among the various housing types.

BENEFITS

Lifelong Neighborhood

Emphasize the longevity of community investments by building roots within the neighborhood.

Increased Affordability

Increased affordability, including improved workforce housing and housing for aging populations, with a variety of price points available within the community or within the neighborhood.

Capitalize on Existing Infrastructure

Greater density and efficiency of municipal investments within a compatible scale.

IMPLEMENTATION STRATEGIES

Diversity

Create a range of lot sizes and building types for single-family homes.

Flexible



BENEFITS

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Emphasize the longevity of community investments by building roots within the neighborhood.

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Increased affordability, including improved workforce housing and housing for aging populations, with a variety of price points available within the community or within the neighborhood.

Capitalize on Existing Infrastructure

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IMPLEMENTATION STRATEGIES

Diversity

Create a range of lot sizes and building types for single-family homes.

Flexible

Allow "multi-generational houses", accessory dwelling units, and "house splits" (duplex / triplex) in some locations.

Better Density

Promote small-scale, multi-unit building types at strategic locations.

Infill

Infill vacant lot and repurpose existing building with housing at a compatible scale as existing housing.

Learn Principles

Infill-Rehab Housing

Infrastructure Return on Investment

Explore Projects

Northgate Village Patio Homes

Mission Farms - site 1

Build Framework

No saved items

[support]

Code

Add

Cheyenne, WY - Mixed Density Residential



This code establishes standards for residential buildings based on a combination of lot size and building types. It promotes a range of types in all residential districts with the lower density districts permitting a narrow range of detached dwellings and the higher density districts permitting a wide range of building types - detached, attached, and multi-unit dwellings.

TIPS



Regulates lots and buildings by building type, not by zoning district.



Allows a range of building types within each residential district.

Note: the higher density districts with the wider range of building types do require residential design standards to ensure compatible character and a walkable neighborhood design (design standards in a separate referenced section).



Building types for multi-unit buildings are generic - differentiated only on lot size. A more refined list of types could include flats, walk-up apartments, courtyard buildings, low-rise, mid-rise and high rise.



It includes a density cap of between 27 and 45 units per acre. Although this does allow for more density, while still maintaining very small, neighborhood scale buildings (3 to 5 story), even this cap may be arbitrarily low. For example, a 3-story, 6 unit walk-up apartment on a 4,500 square foot lot achieves a density of 58 units per acre, yet

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It includes a density cap of between 27 and 45 units per acre. Although this does allow for more density, while still maintaining very small, neighborhood scale buildings (3 to 5 story), even this cap may be arbitrarily low. For example, a 3-story, 6 unit walk-up apartment on a 4,500 square foot lot achieves a density of 58 units per acre, yet fits in well in many overall lower-density neighborhoods.



Only the NR-3 district allows a broad mix by right: the other zoning districts only allow some of the upper ends of the mix by discretionary review. This approach could be broadened or narrowed depending on the specific neighborhood context.

APPLICABILITY



Project - Residential



Context - Urban, First Tier Suburb, Outer Edge Suburb, Small Town



Pattern - Neighborhood

RELATED DOCUMENTS



[View .pdf](#)

ARTICLE 5

ZONING REGULATIONS

5.1 GENERAL PROVISIONS

5.1.5 Residential Building and Lot Types

The following residential lot types and building standards are enabled in the various residential zoning districts. Table 5-2 establishes the range of lot and building types enabled in each of the Residential Zoning Districts. All uses of land and buildings that are enabled by Table 5-1 shall meet the Lot and Building Type standards enabled for the particular zoning district.

a. Detached Dwelling ("Single-family") Lot Types and Building Standards.

Type DD1: Detached Dwelling / Agriculture Lot	
Lot Area (min.)	20 acres
Lot Frontage (min.)	300'
Setbacks: Principal Building (min.)	Front
	Side
	Rear
Setbacks: Accessory Building (min.)	Front
	Side
	Rear
Total Lot Coverage (max.)	n/a
Building Height (max.)	Principal
	Accessory
Zoning Districts	Permitted: AG, AR

Type DD2: Detached Dwelling / Rural Lot	
Lot Area (min.)	5 acres
Lot Frontage (min.)	300'
Setbacks: Principal Building (min.)	Front
	Side
	Rear
Setbacks: Accessory Building (min.)	Front
	Side
	Rear
Total Lot Coverage (max.)	n/a
Building Height (max.)	Principal
	Accessory
Zoning Districts	Permitted: AR, RR

ARTICLE 5

ZONING REGULATIONS

5.1 GENERAL PROVISIONS

Type AD3: Attached Dwelling / Small Lot		
Lot Area (min.)	1,600 square feet	
Lot Frontage (min.)	16'	
	24' on end units or corner lots	
Setbacks: Principal Building (min.)	Front	10' - 20' [a]
	Side	0' attached side [a] 5' detached side 10' on street side corner lots
	Rear	20'
		5' if alley loaded
Setbacks: Accessory Building (min.)	Front	10' behind front building line
	Side	2'
	Rear	0' if party wall [a] 10' on street side corner lots
		2'
		5' if alley loaded
Total Lot Coverage (max.)	85%	
Building Height (max.)	Principal	2 to 3 stories
	Accessory	Up to 2 stories
Zoning Districts	Permitted: NR-3 Conditional: NR-2	

[a] 0' setbacks on attached dwellings require a party wall meeting all building code standards and proper designation on a recorded plat.
 [b] The front building line shall be located based on the context of any other adjacent dwellings, and located within 5' of the setbacks for these buildings, but no greater than 25'.

(A) Frontage	(D) Property Boundary	(G) Buildable Lot Area
(B) Front Setback	(E) Depth	(H) Alley
(C) Accessory Building	(F) Public Sidewalk	

> [Home](#) > [Framework](#) > [Zoning Regulations](#) > [Lot & Building Standards](#) > [Denver, CO - Mixed Density Neighborhood](#) [\[support\]](#)

Code

Denver, CO - Mixed Density Neighborhood

This code establishes standards for a wide range of residential building types geared for more compact and urban development patterns. It ties lot standards to zoning districts and building form and design standards to the building types. It requires a fairly complex system of districts and criteria to implement and administer.

TIPS

Tips

- Includes lots of non-regulatory narrative establishing the planning context; a more succinct and simple Intent Statement and Applicability Statement could make an effective link to outside planning policies and physical context.
- Includes accessory dwelling units imbedded in the districts, but limited by location in some districts.
- Re-regulates lots and buildings by building type, not by zoning district.
- Includes standards for a variety of building types, including tandem houses, garden courts, and courtyard apartments.
- Allows a range of building types within zoning districts. However there is an abrupt shift in the mixes allowed - primarily 1 and 2 unit buildings at the lower end and only multi-unit buildings at the higher end. A mix of detached dwellings and small-scale apartments in the same district is prohibited despite the stated intent to "imbed" these compatible building types in the same neighborhood.
- Creates a complex system with 18 different residential districts for the urban context; a more streamlined approach based on local patterns and prototypes could eliminate the need for so many

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- Creates a complex system with 18 different residential districts for the urban context; a more streamlined approach based on local patterns and prototypes could eliminate the need for so many different districts and facilitate a more market-based and administrative implementation.

• **Applicability**

Context: Urban, First Tier Suburb

Pattern: Neighborhoods, Corridor-Major, Corridor-Minor

Project: Residential

RELATED DOCUMENTS

- [View the .pdf](#)

GARDEN COURT

	U-RH-2.5	U-RH-3A
HEIGHT		
A Stories, front 65% / rear 35% of zone lot depth (max)	2.5/1	2.5/1
A Feet, front 65% / rear 35% of lot (max)	30/19'	30/19'
Feet, front 65% of lot depth, allowable height increase	1' for every 5' increase in lot width over 50' up to a maximum height of 35'	
B Side Wall Plate Height (max)	25'	25'

	U-RH-2.5	U-RH-3A
SITING		
ZONE LOT		
Zone Lot Size (min)	6,000 ft ²	6,000 ft ²
Zone Lot Width (min)	50'	50'
Dwelling Units per Primary Residential Structure (min/max)	3/10	3/10
SETBACKS		
C Primary Street, block sensitive setback required	yes	yes
C Primary Street, where block sensitive setback does not apply (min)	20'	20'
D Side Street (min)	5'	5'
E Side Interior (min)	5'	5'
F Rear, alley/no alley (min)	12'/20'	12'/20'
PARKING		
Surface Parking between building and Primary Street/Side Street	Not Allowed/Allowed	
Vehicle Access	From alley; or From street when no alley present (See Sec. 5.3.7.6)	
ACCESSORY STRUCTURES		
G Detached Accessory Structures Allowed	See Sec. 5.3.4	

DESIGN ELEMENTS		U-RH-2.5	U-RH-3A
BUILDING CONFIGURATION			
	Upper Story Stepback, for Flat Roof, Above 25': Primary Street and Side, Interior (min)	10'	10'
H	Street-Facing Courtyard Width (min)	15'	15'
I	Street-Facing Courtyard Depth (min)	30'	30'
	Garden Court Design Standards	See Sec. 5.3.5	
GROUND STORY ACTIVATION			
J	Pedestrian Access	Each dwelling unit shall have a ground story Entrance. At least two Entrances facing Primary Street and all others facing interior courtyard	
See Sections 5.3.5 - 5.3.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions			

E. Row House (1 of 2)

Not to Scale. Illustrative Only.

