

Flexible Lot Development (FLD) Text Amendment -

Planning Commission
Study Session
July 15, 2015



What is Flexible Lot Development (FLD)?

Adopted in 2009 to replace the residential cluster project.

Flexible Lot Development (FLD) is a subdivision option used for approximately 85% of subdivision submittals. It allows reduced minimum lot sizes and reductions to perimeter yards.



Origins of the draft text amendment

- Homebuilder's have concerns with the FLD's design criteria as they apply to the number of garage-dominant dwellings allowed in a subdivision.
- They request some flexibility in having more design options to address the prescriptive 50% required non-garage dominant units for subdivision greater than 20 units.



FLD Design Criteria Sec.8.7.3.M

Basics

- **Purpose** is to increase architectural diversity, visual interest and minimize monotonous development;
- **Architectural Variation Plan (AVP)** required for subdivisions of 20 or more lots;
- **Architectural variation** is triggered when the single family detached units:
 - abut a public street designated as a collector or arterial street on the Major Streets and Routes Plan, or
 - abut a private or public street designated as a residential collector street;
- When triggered the two formulas are
 - the **architectural elevation** may not be repeated more often than every fourth lot;
 - **garage placement** when there are 20 or more single family units no more than 50% of garages may protrude or be flush with the front wall of the living area or front porch of the house.



FLD Elevation Formula And Dominant And Non-dominant Examples



FLD Design Criteria (8.7.3.M) Basics continued

- **Privacy Mitigation Plan:** A Privacy Mitigation Plan (PMP) is required when a multi-story dwelling is located *adjacent* to the existing single story dwellings in an R-3 zone or more restrictive residential zone.
- **Solar Access and Passive Solar:** Requires configuration of dwelling units to allow solar access to adjacent structures and to incorporate passive solar where practicable.



Draft Proposal

- Based on alternative compliance in Main Gate District and Infill Incentive District.
- Allows an applicant to propose an alternative set of design criteria to address garage dominance and other design criteria.
- Must show Alternative compliance will include the following:
 - Rationale on how the alternative design complies;
 - The proposal is a best practice;
 - Graphics and other illustrations supporting the best practice rationale;
 - Request is reviewed by the Design Professional;
 - PDSD Director makes a decision.



Recommendation

The text amendment allows for reasonable alternatives to the FLD design criteria that are modeled on a successful process being used to address design flexibility for infill projects.

The goal is to allow design flexibility but continue to encourage architectural diversity, visual interest, minimize monotonous development, and provide privacy mitigation in subdivision design submittals.

Set for Planning Commission public hearing on August 19, 2015.

