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Department of Community Development

PLANNING COMMISSION
Policy Subcommittee
Monday, July 13, 2020 at 6:00 PM
GoToMeeting Teleconference
AGENDA

ELECTRONIC MEETING NOTICE: Pursuant to the current recommendation of the CDC limiting the size of public gatherings and the various federal and state orders implementing that recommendation, and to help protect our community from the Coronavirus (COVID-19) pandemic, this meeting will be held virtually through the GoToMeeting platform with each member accessing the meeting remotely. Citizens may join the meeting online or by phone. Please go to <https://global.gotomeeting.com/join/116424117> to join the meeting online or call into the meeting by dialing 1.877.309.2073 and enter access code 116-424-117.

WRITTEN PUBLIC COMMENTS may be made in writing in advance of the meeting. Written comments should be directed to the Department of Community Development at least 2 hours prior to the meeting by email at DCD1@ci.mequon.wi.us addressed to the intended committee. Written public comment may also be deposited in the drop box at City Hall on 11333 N. Cedarburg Road, Mequon at least 2 hours prior to the meeting. Comments received timely will be forwarded to all members of the body for their consideration.

VERBAL PUBLIC COMMENTS will be accepted only from members of the public who register in advance. Registration shall be made by sending an email to Robin Buzzell at rbuzzell@ci.mequon.wi.us or by leaving a message at 262.236.2902 no later than 2 hours prior to the meeting.

- 1) **Call to Order, Roll Call**
- 2) **Approval of Minutes from June 22, 2020**
- 3) **Review of Residential Focus Group input for East Growth** (generally the area bound by I-43 to east, Highland Road to south, Oriole Lane /Ulao Creek to west and Pioneer Road to north).
- 4) **Concept Land Use Plan for East Growth Neighborhood**
Discuss and Recommend
- 5) **Draft East Growth Area Overlay District**
Review & Discuss
- 6) **Announcements**
The next meeting is Monday, August 17, 2020 at 6:00 p.m.
- 7) **Adjourn**

Dated: July 9, 2020

/s/ John Wirth, Chair

Notice is hereby given that a quorum of other governmental bodies may be present at this meeting to present, discuss and/or gather information about a subject over which they have decision-making responsibility, although they will not take formal action thereto at this meeting.

Persons with disabilities requiring accommodations for attendance at this meeting should contact the City Clerk's Office at 262-236-2914, twenty-four (24) hours in advance of the meeting.

Any questions regarding this agenda may be directed to the Department of Community Development's Office at 262-236-2904, Monday through Friday, 8:00 AM – 4:30 PM



Virtual Meeting
Mequon, WI 53092
Phone: 262-236-2904
Fax: 262-242-9655

www.ci.mequon.wi.us

Department of Community Development
Taped and Televised

PLANNING COMMISSION
Policy Subcommittee
Monday, June 22, 2020
6:30 PM
Virtual Meeting

Minutes

1) Call to Order, Roll Call

Present:

- Chair John Wirth
- Alderman Andrew Nerbun
- Alternate Alderman Brian Parrish
- Alternate Dan Gentges
- Alternate Stephanie Hawley
- Commissioner James Schaefer
- Commissioner John Stoker

- a) Approval of Minutes from June 8, 2020

Action

Commissioner Hawley made a motion to approve the meeting minutes from June 8, 2020.
Commissioner Stoker seconded the motion.
A voice vote was taken; vote passed (6-0)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Stephanie Hawley, Alternate
SECONDER:	John Stoker, Commissioner
AYES:	Wirth, Nerbun, Gentges, Hawley, Schaefer, Stoker

2) Regular Business

- a) Utility Service Options for the East Growth Area

Dir. Tollefson stated that part of the conversation regarding possible land uses for the East Growth area involves public sewer and public water; and includes both policy and process questions as well. She commented that the packet includes a memo from Engineering Director

Attachment: Policy Minutes_06.22.20 DRAFT (5322 : Minutes from June 22, 20202)

Lundeen as well as a technical analysis memo prepared last fall by Deputy Director of Utilities Kevin Driscoll.

Dir. Tollefson stated that the goal of the meeting is to determine some viable land uses and locations and if those locations will require public utility infrastructure.

Eng. Dir. Lundeen stated that the biggest issue is determining which areas in the corridor utilities are desirable. She talked through the phasing of implementing city sewer infrastructure. Public water is an easier infrastructure process but would require policy changes to allow public water outside of the sewer service area. She explained that there is also an option for both residential and commercial development to utilize private shared systems.

The Subcommittee asked questions and had discussion about the differing utility options. There was feedback that a phasing approach is preferred for implementing sewer infrastructure. There was conversation regarding public versus private utilities. In conclusion it was agreed that a master plan regarding the land use is needed to then decide about the desired utilities.

b) Update regarding Viable Land Use Selection

Dir. Tollefson suggested breaking down the sections of the corridor to best determine viable land uses.

Subcommittee conclusions:

- Pioneer Road/Pt. Wash Rd corner - a use that is non-residential is preferred. Neighborhood Commercial Zoning supported on both corners.
- Residential use suggested on the east side of Pt. Wash. Rd., south of that intersection. Subcommittee supported this suggested use or low-density senior housing as a buffer in that area.
- Suggestion to control massing of buildings in that area.
- Single-family supported south of the hospital on the north-west corner. Neighborhood Commercial on the corner in front of single-family behind it has mixed reactions.
- Residential subdivisions are supported north of Highland Road on both sides of Pt. Wash Rd. A flexible zoning ordinance to accommodate subdivisions may be required.
- Some areas still not decided – most Commissioners are flexible on Neighborhood Commercial or residential uses.

Dir. Tollefson stated that based feedback on some assumptions about the various land uses and their locations, staff can present how impactful some of these land use choices will be. Traffic counts were requested to also be considered.

She stated that the Residential Focus Group will be meeting before the July Subcommittee meeting and she believes that group will be able to provide helpful insight as to the feasibility of residential development as well as market demands.

3) Announcements

The next meeting will be changed to Monday, August 17th at 6:00 p.m.

4) Adjourn**Action**

Commissioner Stoker made a motion to adjourn the meeting.

Commissioner Schaefer seconded the motion.

A voice vote was taken; vote passed (6-0)

Respectfully Submitted,

Kim Tollefson

DRAFT

Attachment: Policy Minutes_06.22.20 DRAFT (5322 : Minutes from June 22, 2020)

TO: Planning Commission
FROM: Kim Tollefson, Director of Community Development
DATE: July 13, 2020
SUBJECT: Review of Residential Focus Group input for East Growth (generally the area bound by I-43 to east, Highland Road to south, Oriole Lane/Ulao Creek to west and Pioneer Road to north).

Background:

As part of the Committee's assessment for single-family residential development within the East Growth neighborhood, staff hosted a focus group consisting of professionals in the residential development industry for SE Wisconsin. The focus group was held on Tuesday, July 1st. Planning Commissioner John Stoker was instrumental in the coordination of this discussion. The following highlights the discussion and outcomes.

Analysis:

Staff distributed materials to the group in advance of the virtual meeting including information on the study area – its amenities such as Ulao Creek, hospital, CUW and Oriole Lane - and its features that may potentially deter the market from investing. Staff provided input on the desired single-family residential land uses as well as the conditions related to public utilities and infrastructure. Further, the group was made aware of the economic conditions includes the cost of undeveloped land / acre in the City and the cost of public utility expansion. Attached is the summary of the focus group discussion.

Single-Family

Overall, the group fully supported the concept of single-family cluster style subdivisions anywhere on the west side of Port Washington Road, but made strong recommendations regarding the policy and zoning standards necessary to make it desirable and economically feasible by both a development group and future homebuyers. It was concluded by the group that public water and sewer were not required, but that lots for single-family land use should be based on a $\frac{3}{4}$ - 1 acre density and remain 30,000 square feet or greater to accommodate private systems. It was estimated that homes would likely develop in the \$400K+ range.

To serve the area with public sewer and water, the City would need to support densities at 4 units/acre for single-family and if so desired, allow 6 units / acre to attract two-family and a multi-unit townhome style development.

The group wasn't confident in the market interest to develop the east side of Port Washington Road as single-family, but that it could attract the two-family and multi-unit townhome style development as described above. The group did not anticipate that commercial development, if low in operational intensity and held to City of Mequon design standards, would have a negative impact or deter single-family development and investment along the west side of the corridor.

Land Use Breakdown by Quadrant (see East Growth Study Area Map)

At the conclusion of the discussion, the group summarized the following land uses for the following locations:

- Map's Quadrant # 1 and 2: highly desirable for single-family
- Map's Quadrant #4: residential at greater density is preferred over commercial
- Map's Quadrant #3: support for flexible zoning district and if it results in commercial uses, it should be targeted closer to Pioneer interchange rather than southern part of that quadrant and it should not negatively impact the residential on west side
- Map's Quadrant #4: 6 units per acre for two+-family development is supported by developers

Staff Summary:

The dialogue and conclusions drawn from the focus group caused a slight modification to the concept future development map for the neighborhood since the Committee last weighed in (June 22, 2020). That modification was to suggest the opportunity for residential as part of the mixed-use commercial district on the entire east side.

The Committee should consider its support for the following:

1. $\frac{3}{4}$ - 1-acre lot density for single-family residential land uses
2. Use of conservation/cluster style land development
3. Accommodation of a residential land use, other than single-family but less intense than multiple family, within the mixed-use commercial zoning on the east side

Staff supports all the above objectives.

Attachments:

Residential Focus Group Conclusions (DOCX)

Agenda #3_Blank Map (PDF)

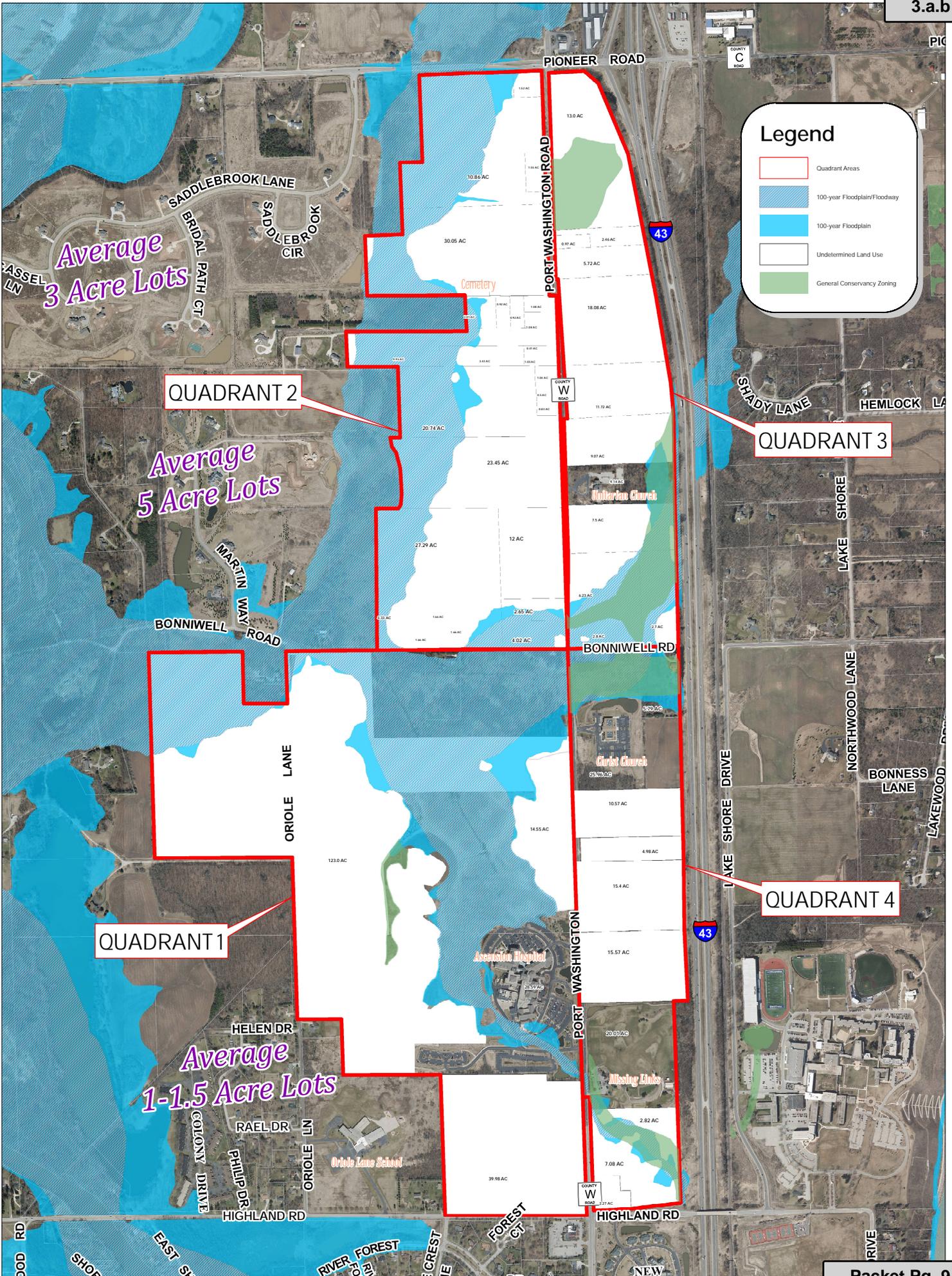
Residential Focus Group July 1st Conclusions

- Raw land cost coupled with development costs results in a \$600,000 base for single family home
- The developers do not believe that the market will support \$600,000 homes along the Port Washington Corridor. In order to provide fee simple ownership along this corridor, the City will need to support greater density in order to get a developer interested in making this investment. Allowing 4 units per acre would reduce the lot cost and allow for construction of smaller homes that could see in the \$400,000 range. Allowing 6 units per acre could allow for product types behind single family homes such as duplexes and townhomes.
- Mayor stated its unlikely the City will put in the infrastructure for public water & sewer given the \$30 M cost estimate
- Current zoning requirements coupled with a \$30,000 impact fee will not attract developers/not feasible for them
- Private systems are the best approach given cost of utilities (consensus among group)
- Public water and private septic system preferred over not having access to either water or sewer
- Access to public water will be a more attractive for commercial uses
- Developers do not think \$700,000 - \$1 M houses will be built within this corridor
- A definite and strong support and marketability for single-family residential by group for the West side of corridor under the following conditions if home ownership is desired by City:
 - Developers want Flexibility on standard plots for conservation subdivisions - density calculated on gross land and not on density (possible new standards/calculations for this corridor)
 - Reduce 5-acre lots to 1-acre lots east of Oriole Lane (behind hospital), allow conservation design for smaller lots and clustering for infrastructure efficiency and private systems.
 - For other areas on west side of Port Washington Road, other than intersection of Port Washington and Highland and Port Washington and Pioneer, reduce 5-acre to $\frac{3}{4}$ acre lot size for determining density and allow a 30,000 sq. ft. lot with private systems for both water and sewer or private sewer and public water.

- No lot less than 30,000 sq. ft with mound
 - Density must be based on gross land area
 - Reduce required open space internal to layout and compensate with dedicated, contiguous open space for benefit of public and neighborhood use
- Need to demonstrate water capacity if City is to rely on private water systems.
 - Shared community water systems is marketable, but shared private sewerage systems is less desirable
 - East side of Port Washington Road could see some potential as single-family residential if west side develops as such– but west side is far more desirable for residential whereas the east side seems contrived
 - If East side develops as commercial is will not create a negative impact to the residential development on the west side especially if its lower intensity and developed in typical Mequon design style
 - Maps' Quadrant # 1 and 2: highly desirable for single-family
 - Map's Quadrant #4: residential at greater density is preferred over commercial
 - Map's Quadrant #3: support for flexible zoning district and if it results in commercial uses, it should be targeted closer to Pioneer interchange rather than southern part of that quadrant and it should not negatively impact the residential
 - Map's Quadrant #4 – 6 units per acre for condo development is supported by developers
 - There is not a high demand for more commercial when the existing corridor is aging and in need of redevelopment
 - Recent small lot developments in Sussex and Village of Thiensville are good examples to consider for standards
 - Consider use of TDR credits for the corridor.

East Growth Study Area

3.a.b



Legend

- Quadrant Areas
- 100-year Floodplain/Floodway
- 100-year Floodplain
- Undetermined Land Use
- General Conservancy Zoning

QUADRANT 2

QUADRANT 3

QUADRANT 1

QUADRANT 4

Average
3 Acre Lots

Average
5 Acre Lots

Average
1-1.5 Acre Lots

Attachment: Agenda #3_Blank Map (5319 : Review of Residential Focus Group input for East Growth)



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Office of Community Development

TO: Planning Commission
FROM: Kim Tollefson, Director of Community Development
DATE: July 13, 2020
SUBJECT: Concept Land use Plan for East Growth Neighborhood

Background:

At the June 22, 2020, meeting, the Committee achieved some consensus on the concept land uses for specific locations within the East Growth neighborhood. The results achieved a combination of staff recommendations and the desired character for the neighborhood while also preserving opportunities for new and marketable land uses for the existing Port Washington Road commercial corridor as a mechanism for redevelopment. This concept future development map is attached. As indicated in the previous staff memo, some slight modifications were made given the input from the residential focus group held on July 1st.

Analysis:

The concept future development map results in the following conditions. Staff provides this table as a comparative to other land use scenarios the Committee has considered recently.

Use	Acres	Square Footage	Units	Trips/1,000 sf or Trips/unit	Trips Generated
Single Family: 1 Acre	181		181	9.57	1,732.17
Single Family: 3/4 Acre	195		260	9.57	2,488.2
IPS	10	175,000		44.32	7,756
Neighborhood Commercial	11	200,000		11.42	2,284
Mixed Commercial	116	2.0M		11.42	22,840
TOTAL		2,375,000	441		37,100.37

Staff Summary:

This concept land use approach aligns with results of the data compiled as part of the Committee’s work over the past 9 months. The plan does not require the extension of public sewer. Its optional, and perhaps desired, to expand public water to serve the neighborhood, this will attract limited commercial development at a quicker pace. Given the results of this land use plan desired for the neighborhood, staff no longer recommends the extension of public sewer to any portion of the neighborhood. At this time, staff still recommends the extension of public water pending further policy discussion. In addition, before concluding that public water should not be extended, the City must assess capacity for use the private wells in the area.

The traffic impact at full build results in approximately 37,000 daily trips to the corridor. As a reminder, for roads with speed limits of 45-55 mph, it is recommended that when average daily traffic exceeds 20,000 trips, the road should expand to four lanes.

The Committee should consider its support for the following:

1. $\frac{3}{4}$ - 1 acre lot density for single-family residential land uses
2. Use of conservation/cluster style land development
3. Accommodation of a residential land use, other than single-family but less intense than multiple family, within the mixed use commercial zoning on the east side
4. Use of private septic systems for disposal.
5. Use of public water or private wells for water.

As previously indicated, staff supports the above objectives and the extension of public water utilities.

Attachments:

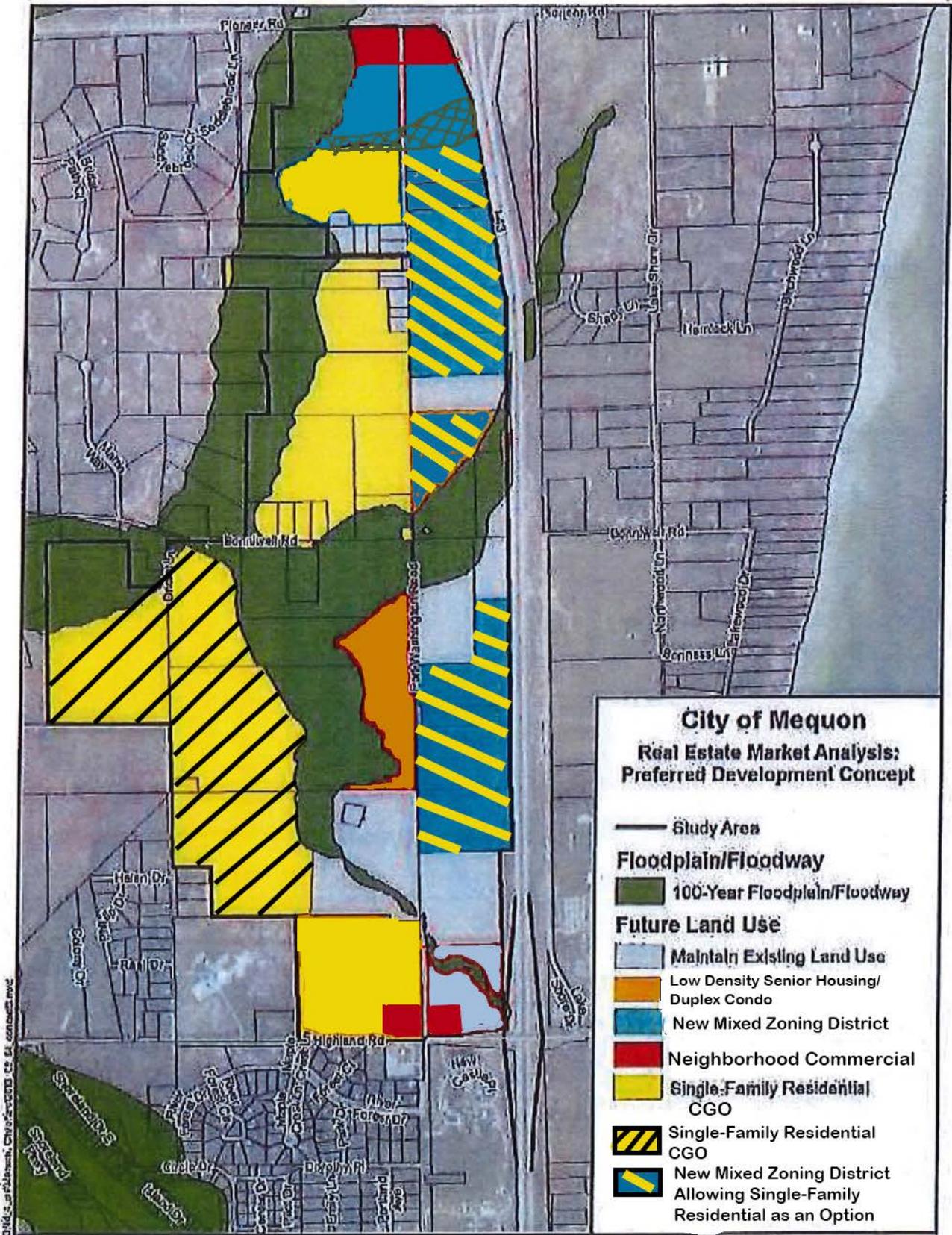
Agenda #4 _Committee Map (PDF)

Narrative for Concept Map (#4) (PDF)

Agenda #4_Staff Observations (PDF)

Committee's Observations: MAP

Map 0.1: Future Development Concept



Attachment: Agends #4 _ Committee Map (5320 : Concept Land use Plan for East Growth Neighborhood)

Narrative Associated with Committee's Preliminary Land Use Concept Map

1. The blue area (New Mixed-Use District) would include options such as continuum of care senior facilities (i.e., Newcastle), IPS, specialty trade contractors, building supply, research and development and similar lower intensity uses for which other locations do not exist on Port Washington Road. Standards would be established for all of them.
2. The blue area with yellow hatching would allow the same uses as paragraph 1 plus residential. Standards would be built into the ordinance requiring buffering adjacent to any residential development unless the adjoining property is also developed residentially.
3. The Subcommittee has not concluded whether the blue areas (New Mixed-Use District) on the east side of Port Washington Road should include residential (the yellow hatching).
4. The blue area with green cross-hatching is a critical environmental area.
5. The neighborhood commercial areas on the northwest and northeast corners of the Port Washington Road and Highland Road intersection has yet to be determined but would be limited to the area associated with the current commercial existing at the intersection.
6. The area in orange would allow low-density senior housing or duplex condos.

Staff Observations

The following is staff's guiding principles and support statements discussed at our meeting on June 8th. The associated, alternative land use maps are also included. The color code indicates the strength ranking based on Chart D of the Commission's June 8th packet.

1. Support greenway along Ulae Creek & I-43 **STRONG**

An open space link with bike and pedestrian facilities as well as wetland and habitat protection can be achieved. The greenway would allow users to get maneuver through the neighborhood from Oriole Lane School area to Pioneer Road and create a looped system including CUW and New Castle.

- a. This can be accomplished through conservation designs and required open space via the development approval process. Standards must be stated in the zoning districts established for the neighborhood.
- b. This can be accomplished through negotiations with current owners. The City can not mandate an easement on private property under this negotiation process and the City would likely be asked to compensate the owner.
- c. Park impact fees are required but the Committee should consider improvements, costs and adjust fee accordingly.

2. Support expansion of public sewer to north of hospital

Expansion of public sewer just north of hospital is a reasonable option regardless of the land use desired for this area. The Department of Public Works' estimate of cost for expansion to this general area is \$2.0 – 7.8M, dependent on need for a lift station. Extending past the hospital would require a lift station due to the topography, which adds cost.

3. Support expansion of public water to Pioneer Road

Expansion of public water to Pioneer Road is a reasonable option regardless of the land use desired for this area. Public water is a benefit to commercial land uses for fire suppression, which is a state requirement. The Department of Public Works's estimate of cost for expansion to Pioneer Road is \$1.3-3.1M.

At this time, extending public water outside of the sewer service area is prohibited based on current policy restrictions. The process to change policy is being explored.

4. Support conservation subdivisions for all single-family development **STRONG**

Areas determined suitable for single-family should be zoned to establish a ¾ - 1 acre lot size (yield) and allow a smaller lot size for the conservation design and to a point considered feasible for private sewerage systems. This would be similar zoning to the Central Growth district.

One exception is the single-family for the Oriole Lane area. This should be zoned to establish a yield lot size of 1 – 1.5 acres for the conservation design if public sewer is not extended to the area.

5. Support two-family as transitional uses **MODERATE**

Two-family residential development is an appropriate transitional use from the neighborhood commercial development supported for the intersections of Port Washington / Highland Road and Port Washington / Pioneer Road, to any adjacent single-family development. This is a consistent land use pattern for the current Port Washington Road corridor.

- 6. Market rate MF should be targeted south of Highland Road MODERATE**
Multiple-family residential is not highly desired by the public and the City has strategically focused higher density residential uses for Town Center with good reason. Accommodating additional market demand on the east side of the City can serve to redevelop sites, add consumer base for the vitality of food/beverage services and retail that already exists in the corridor. Staff also supports market rate multiple family only in Town Center.
- 7. Support senior housing and academic facilities MODERATE**
Senior housing that provides lifestyle amenities and a continuum of care like Riverwalk Highlands and New Castle are anticipated to remain in demand given the aging population. A developer has proposed senior housing with market rate units, assisted living and memory care for the area.
- 8. Support neighborhood commercial at Pioneer Road including specialty grocery, small food/beverage and limited convenience retail/service STRONG**
Convenient commuter and local neighborhood services will be supported by daytime employees as well as residents living in the area.
- 9. Hospitality, Entertainment STRONG and majority of Office MODERATE and Retail STRONG demand should be targeted south of Highland Road with redevelopment tools to assist**
Based on our assessment of the existing Port Washington Road commercial corridor, there are locations in need of redevelopment in which hospitality and entertainment could be concentrated and adjacent to restaurants and retail uses in the area. In addition, as shown in our data, office development within the existing corridor is dated, smaller in size and below market rental rates. Office could help spur redevelopment and keep daytime employees close to the existing restaurants and retail uses in turn helping stabilize and enhance business vitality in the corridor. Hospitality and retail are considered to have a strong market demand. Redevelopment tools are critical.
- 10. Limited Office MODERATE and Retail STRONG to include uses of medical, personal health & care, fitness**
Some limited office and retail should be allowed as noted above in #8. Personal health, care and fitness and retail are considered to have a strong market demand.

TO: Planning Commission
FROM: Kim Tollefson, Director of Community Development
DATE: July 13, 2020
SUBJECT: Draft East Growth Area Overlay District

Background:

The Policy Subcommittee and the community as a whole support the development of single-family residential land uses within the East Growth neighborhood. At recent meetings, the Subcommittee members gained consensus that single-family residential is an ideal land use for most of the west side of Port Washington Road (north of Bonniwell Road), for a portion of land within the study area along Highland Road and for the area along Oriole Lane.

The Committee considered market strength, the 2019 City survey, the 2019 Neighborhood Open House and input from a group of residential developers and home builders in SE Wisconsin to determine the potential opportunity and location for single-family land uses within the neighborhood.

Analysis:

To further the concept of this desired and market feasible land use for the neighborhood, staff has developed a draft zoning overlay ordinance. The draft copy is attached and integrates input from the public and residential developer focus group. In addition, it relies on the concepts and standards that are established for the Central Growth residential neighborhood located on the west side of the community.

Further details of the draft overlay district include the following:

1. Cluster, or conservation style subdivisions, are permitted.
2. Non-residential land uses are very limited.
3. Open space, with amenities, is required as is a park and open space impact fee in order to further the concept of an integrated neighborhood open space system (additional policy discussion is necessary).
4. Determination by the Planning Commission for an approved number of yield lots based on gross land area.
5. Public sidewalk construction is required.
6. Process for approval is streamlined.

Staff Summary:

Staff seeks the Committee's review and discussion of the standards as outline in the draft overlay zoning district.

Attachments:

Agenda #5 (DOCX)

- **Sec. 58-334. - East Growth Area (EGA) Overlay District.**

(a) *Purpose.* The overlay district for east growth area is established to increase the supply of single-family market-rate dwellings located within an area not served by public sewer and provide an environment of cluster developments with a density of $\frac{3}{4}$ acre per dwelling unit in an effort to preserve critical environmental features and enhance neighborhood amenities for the public benefit.

(b) *Established boundaries.* The east growth area overlay district boundaries shall be as specified on the zoning map and as generally described as the area bound by

(c) *Definitions.*

(1) *Residential cluster development.* A residential cluster development is a unified single-family residential development in which not less than five single-family lots are grouped together in order to preserve common space and reduce infrastructure for the benefit of the residents of the development and surrounding neighborhood. Cluster developments allow flexibility in the location of lots and structures and the size of individual lots in order to encourage the efficient use of land and infrastructure.

(2) *Yield Lots.* Yield lots are the total number of lots based on gross density in which the property is located and permitted within the zoning district based on minimum lot size and width. The number of yield lots are the equivalent number of lots allowed as a residential cluster development.

(d) *Permitted uses.*

(1) Single-family detached dwellings located on a lot platted prior to August 1, 2020.

(2) Residential cluster developments.

(3) Animals and animal-related uses specified in division 11 as permitted uses in the R-4 district.

(4) Community living arrangements for 8 or fewer persons in accordance with Wis. Stats. §62.23(7)(i).

(5) Long-term rental of a structure described in subsection (b)(1).

(e) *Permitted accessory uses.*

(1) Permitted accessory uses as allowed in the R-4 zoning district.

(2) Private garages, carports, and paved parking areas shall be allowed provided that no garage or carport shall be erected prior to the erection of the principal building to which it is accessory. Any property may have, in addition to any permissible garage, one detached storage structure

not exceeding one and one-half percent of the property area or one percent of the property's minimum lot size zoning requirement, whichever is less.

(f) *Conditional uses.*

- (1) Single-family residential developments created through a conventional subdivision design or a minor land division
- (2) Community gardens
- (3) Parks
- (4) Community greenhouse
- (5) Outdoor recreational facilities
- (6) Community living arrangements for nine or more persons in accordance with Wis. Stats. § 62.23(7)(i).
- (7) Additional attached non-income producing living accommodation with separate bath and kitchen facilities for relatives of the individual(s) residing in the primary dwelling.
- (8) Guesthouse subject to, among other things, living quarters being within a detached accessory building which is located on the same lot with the principal residential structure. Furthermore, the guesthouse is intended for use by temporary guests of the residents and shall have no kitchen facilities, and not be rented or otherwise used as a separate dwelling.

(g) *Yard requirements.* The yard requirements shall be as follows in Table 58-334-1:

Table 58-334-1 Lot Dimension and Yard Requirements

Uses	Min. Lot Area	Min. Lot Width	Front Yard	Interior Side / Rear Yard	Corner Side	FAR
Single-Family (S.F.)	3/4 AC	150 ft	50 ft	20 ft	50 ft	n/a
Residential Cluster Developments	30,000 sq. ft.	85 ft	30 ft	15 ft/ 20 ft	30 ft	n/a
All Other Uses	1 AC	150 ft	50 ft	30 ft	50 ft	.30

(h) *Specific design standards for residential cluster developments.* Any development designed as a cluster development shall be subject to the following standards. All density shall be provided on the subject development site but may be in different phases of the development.

(1) *Yield Lots.* The approved number of yield lots establishes the allowed ¾ acre density. The allowed density may then be applied to the residential cluster development plan. The planning

commission shall take action on the approved number of yield lots prior to filing for approval of a preliminary plat.

(2) *Concept plan.* The planning commission shall take action on a concept development layout plan prior to filing for approval of a preliminary plat. The concept plan shall identify the following:

- a. Primary conservation features including but not limited to wetlands, floodplains, drainage courses, steep slopes, specimen trees.
- b. Secondary conservation features including but not limited to woodlands, natural meadows, scenic features, passive and active recreational amenities or viewsheds.
- c. Location of house sites.
- d. Street alignments, paved sidewalks along one side of street at a minimum and a combination of paved and non-paved trails, including designations of those dedicated for public use.

(3) *Common open space plan.* An open space plan is required and subject to planning commission approval at the time of submitting the preliminary plat.

(4) *Common open space.* Not less than 30 percent of total site area shall be established as common open space. The common open space shall:

- a. Create large and contiguous areas that represent an integrated system with no one dedicated common space being less than 5,000 square feet.
- b. Distribute common, open space throughout the development to serve as connection from the streets and groupings of lots to the large and contiguous open space. Fragmented open space shall be minimized.
- c. Protect site features.
- d. Connect to environmental features on adjacent sites. Long, thin strips shall be prohibited unless a conservation feature is linear and necessary to provide a green belt between lots or to provide connection with other natural features, amenities and adjacent developments.
- e. Maintain a perimeter, low-maintenance open space buffer with a minimum width of 30 feet.
- f. Include passive recreational amenities and designated areas for active recreational amenities. Amenities include, but are not limited to, features such as gardens, trail systems leading to destinations, sport courts, gathering and seating areas, children's play equipment.

(5) *Park and Open Space Impact Fee.* A park and open space impact fee of \$X / single-family residential lot is required for the development of a trail system within the East Growth neighborhood compliant with the City approved East Growth Neighborhood Park and Open Space.

- (i) *Maximum single-family residential lot coverage.* Not more than 20 percent of the lot may be covered by buildings.

- **Secs. 58-335—58-352. - Reserved.**