NEIGHBORHOOD LEADERSHIP NETWORK Virtual QUARTERLY MEETING

SATURDAY, MAY 21, 2022 9:30 AM



AGENDA

- 1. Welcome & Introductions
- 2. Announcements
- 3. Presentations: Residential Infill Development Standards Update
- 4. Neighborhood Forum: Concerns, Issues, Solutions
- 5. Future Discussion Items
- 6. Adjourn









Presentation: Residential Infill Development Standards Update

Gincy Thoppil

Director of Planning and Development Services, City of Arlington

RESIDENTIAL INFILL, DEVELOPMENT, AND REDEVELOPMENT









Neighborhood Leadership Network Quarterly Meeting May 21, 2022

Planning & Development Services

Gincy Thoppil, AICP, CPM
Director
Richard G. Gertson, FAICP, JD
Assistant Director
Patricia Sinel, AICP, CFM
Principal Planner (Special Projects)

WHY ARE WE HAVING THIS DISCUSSION?





□ Spring Council Planning Session, April 30, 2021:

Arlington City Council directed Staff to review our Residential Infill and Redevelopment Standards in the Unified Development Code (UDC).

Focus Group to advise with this task

☐ Aligned with Housing Goals in the adopted 2015 Comprehensive Plan:

Provide a mix of quality housing for a diverse population.

 Encourage the development of housing choices that meet the needs of current and emerging populations including singles, couples, small and large families, empty nesters, and seniors.



☐ Aligned with the Unity Council's Housing recommendation, released in February 2021:

- Establish different standards for infill housing
- Examine existing ordinance to eliminate barriers to attainable housing.
- Develop attainable neighborhoods with accessible services.

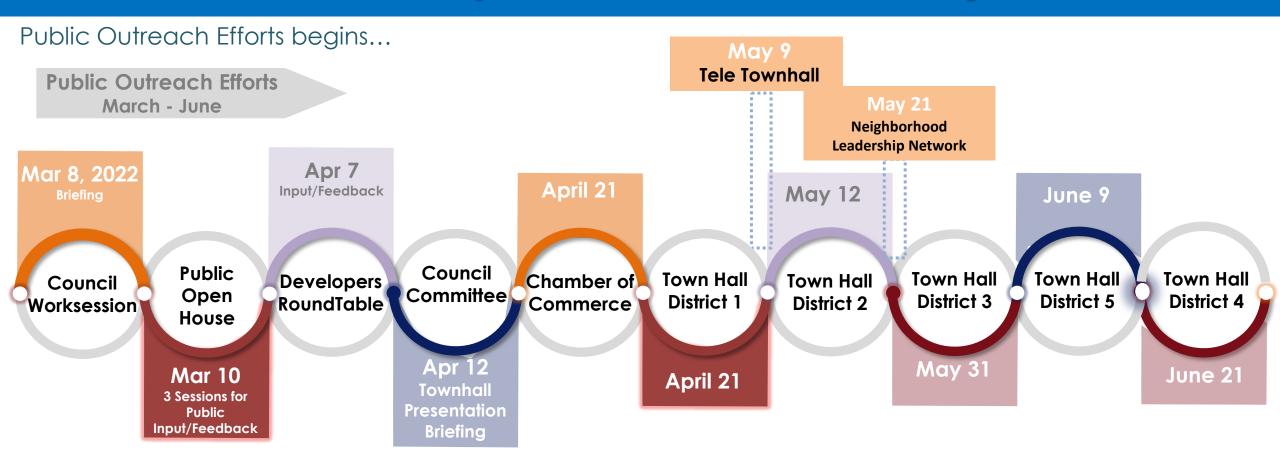
TIMELINE (CONTINUED ON NEXT SLIDE)

10-member Focus Group represented:

- Neighborhood leaders,
- Downtown Master Plan Advisory Committee,
- · Unity Council members,
- Small- and Large-Scale developers,
- · Homebuilders,
- Arlington Board of Realtors, and
- Planning and Zoning Commission



TIMELINE (CONTINUED FROM LAST SLIDE)



Staff will then present findings from the Town Hall meetings at Council Work Session in August.

ISSUES IDENTIFIED

(I) <u>Development Issue:</u>

How to make it easier to develop on small infill lots that are hard-to-develop?

(2) Housing Issue:

How to provide a wider range of quality housing choices to meet needs of current and emerging population in Arlington?

How to assist in development of attainable housing products and neighborhoods for our general population (median income households)?

How to increase home ownership in a market with soaring price of housing and not enough housing inventory for sale?

<u>ADDRESSING THE DEVELOPMENT ISSUE</u>: Examine the existing ordinance to remove barriers for developing "hard-to-develop", "small", "residential-zoned", "infill" lots.





CURRENT PROCESS for plan approval:

Rezoning process to Planned Development (PD)

- Takes 4 to 5 months, and money
- P&Z Commission and City
 Council public hearings

Lot shape or site constraints can create challenges to develop meeting current City standards





FOCUS GROUP RECOMMENDATION:

Provide slight flexibility (up to 10 or 15%) in lot dimensional standards and setbacks, of the site's current Zoning District;

AND

☐ The plans are approved by staff.

Housing types - as allowed by the site's current Zoning District

ISSUES IDENTIFIED

(I) Development Issue:

How to make it easier to develop on small infill lots that are hard-to-develop?



Provide flexibility in dimensional standards for such lots... however, no compromise on quality/design standards.

(2) Housing Issue:

How to provide a <u>wider range of quality</u> <u>housing choices</u> to meet needs of current and emerging population in Arlington?

How to assist in <u>development of attainable</u> <u>housing products</u> and neighborhoods for our general population (median income households)?

How to increase home ownership in a market with soaring price of housing and not enough housing inventory for sale?

COMPLEX ISSUE

FINDING THE RIGHT BALANCE

DIFFERENT HOUSING TYPES



Traditional
Single Family
(detached)



Duplex



Townhouse

Single Family (attached)



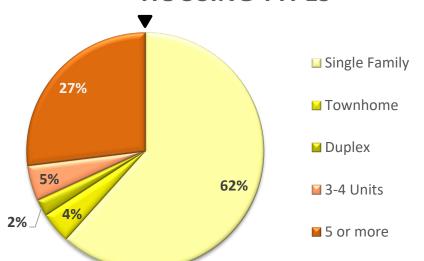
Traditional Multi-family Apartments



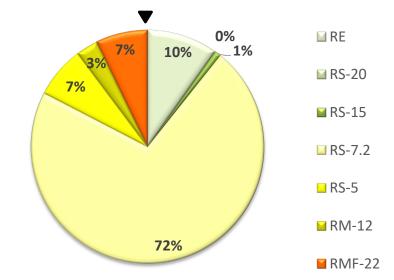


Triplex

HOUSING TYPES



RESIDENTIAL ZONING DISTRICTS



- 89% of our residential-zoned land allows only single-family detached housing
- ☐ 3% of residential-zoned land allows single-family attached housing
 - 7% of our residential-zoned land is allotted for multi-family apartments

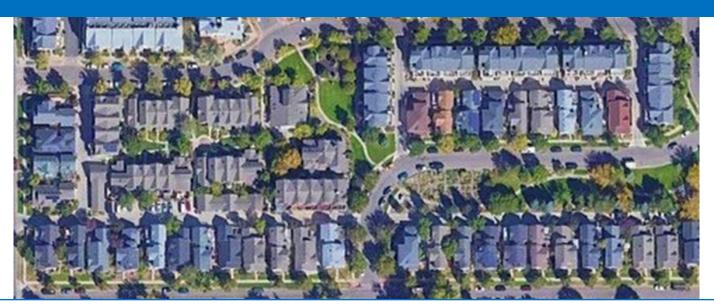


Cottage Courtyard



Single-family Build-to-Rent

Addressing Wide Range of Housing Choices – IDEA 1



Create new Design Standards for these zoning districts

- 2 housing types if greater than 3 acres; at least 3 housing types if greater than 10 acres
- Designed as a complete neighborhood with open space and access to commercial services
- The edges of development should blend with existing neighborhoods
- Provides aging in place: mix of starter homes, move-up, and downsize choices
- Short-term Rentals will be prohibited in these zoning districts
- Traditional multi-family apartments will also be prohibited in these zoning districts.

TO BE APPROVED THROUGH THE NORMAL PROCESS OF REZONING TO "MR" or "UMR"

FOCUS GROUP RECOMMENDATION:

- ☐ Create new zoning district, "Mixed Residential" (MR) that allows for a mix of housing types including duplex, triplex, quadplex, cluster homes
- Create new zoning district, "Unified Mixed Residential" (UMR) that allows for purposefully built-to-rent single family units.

Addressing Wide Range of Housing Choices – IDEA 2





The MR district is not for traditional multifamily

FOCUS GROUP RECOMMENDATION:

☐ Expanding upon the previous recommendation, allow redevelopment of larger sites with aging multi-family properties or older areas, to utilize "MR" zoning district standards, without having to rezone that property.

This would incentivize developers to look at redevelopment opportunities in Arlington.

Addressing Wide Range of Housing Choices – IDEA 3

FOCUS GROUP RECOMMENDATION:

☐ Allow Duplex, Triplex, and **Quadplex** in all single-family zoning districts, as long as it is in scale and form to the adjacent homes.

IDEA 3 - Option A

Most controversial – "Not in neighborhoods"

- Allow Duplex, Triplex, and Quadplex in all single-family zoning districts, as long as it is in scale and form to the adjacent homes...
 - but outside of existing built neighborhoods, and along four-lane roads;
- and serving as transition between commercial property and residential neighborhoods.

IDEA 3 - Option B

Less controversial

- Allow Duplex, Triplex, and Quadplex in single-family zoning districts, as long as it is in scale and form to the adjacent homes...
- but outside of existing built neighborhoods, and along four-lane roads;
- and in certain
 Overlay Districts such
 as Downtown or
 Entertainment District
 or special corridors
 near UT-Arlington

IDEA 3 – Option C

Less controversial

ATTAINABLE HOUSING PRODUCTS/NEIGHBORHOODS

IDEA 1. SECONDARY LIVING UNITS

Secondary Living Units are currently allowed in the RE, RS-20, RS-15, and RM-12 zoning districts,

and only allowed through Specific Use Permit (SUP) approval in RS-7.2 and RS-5 zoning districts.

Conditions:

- Located behind main structure.
- No greater than 24 feet tall
- Must be less than 50% of the main structure size.
- Use only by family members or relatives.
- One kitchen, one bathroom, and one bedroom maximum.
- All structures on the lot must not exceed the maximum lot coverage requirement







FOCUS GROUP RECOMMENDATION: Option A

□ Not require SUP approval process for Secondary Living Units in RS-7.2 and RS-5



□ Not require SUP approval process for Secondary Living Units in RS-7.2 and RS-5, only if the lot size is 10,000 sq.ft. or more; and has an additional parking space within that lot.

ATTAINABLE HOUSING PRODUCTS/NEIGHBORHOODS IDEA 2. Create a new small-lot Single Family Zoning District



FOCUS GROUP RECOMMENDATION:

☐ Create a small lot zoning district to meet market needs.

An example could be "RS-3.5" (minimum lot size of 3,500 s.f.)

- Develop lot dimensional standards for this new district.
- Design Standards will be same as other residential zoning districts.

A developer will need to go through a rezoning process to get this zoning district approved.

A. Purpose Example

The RS-3.5 district is intended to accommodate smaller single-family detached residential uses and typical accessory development at medium densities (minimum 3,500-square foot lots).

B. Density	
Dwelling units/acre, max.	12
C. Lot Dimensions	
1. Lot area, min. (s.f.)	
Single family	3,500
2. Gross living area min. (s.f.)	
Single family	1, 000
3. Lot width, min. (ft)	
Single family	35
4. Lot depth, min. (ft)	N/A
D. Setbacks	
5. Street front, min. (ft)	
Arterial or collector	20
Local street, alley, or private access	15
easement	
6. Street side, min. (ft)	
All roadways	15
Private access easement or alley	10
7. Street rear, min. (ft)	
All roadways	15
Private access easement or alley	5
8. Interior, min. (ft)	
Side	5
Rear	5
E. Building Standards	
Building height, max.	40
For ballfield lighting see Sec. 3.2.2	40
Lot coverage, max. (%)	
Single family	60
See Article 4 for measurements and exce	ptions. 18

ATTAINABLE HOUSING PRODUCTS/NEIGHBORHOODS

IDEA 3. Consider allowing smaller home sizes

Should the minimum house size (minimum gross living area) be reduced?

What could the minimum living area (house size) be for each zoning district?

- 1,500 s.f.
- 1,000 s.f.
- Other?
- No change?
- Let the market decide
- (No minimum s.f.)?

FOCUS GROUP RECOMMENDATION:

☐ Allow for smaller homes down to 1,000 s.f. in the smaller lot zoning districts.







Zoning District	Single-Family Residential Minimum Gross Living Area (s.f.)	Minimum Lot Size
RE Residential Estate	2,500 s.f	1 Acre
RS-20	2,200 s.f.	20,000 s.f.
RS-15	2,000 s.f.	15,000 s.f.
RS-7.2	1,500 s.f.	7,200 s.f.
RS-5	1,500 s.f.	5,000 s.f.
RM-12	1,500 s.f.	5,000 s.f.
VG	No minimum for lots 1 acre and above; minimum 2,250 s.f. otherwise	7,200 s.f.

PLEASE PROVIDE FEEDBACK

QR Code to Residential Infill, Development, and Redevelopment Survey





OR

Use the link

https://www.surveymonkey.com/r/M3G9KVJ

Both are linked to the same Neighborhood Leadership Network survey

Thank you!
Arlington City Council and Staff look forward to hearing from you.

QUESTIONS

The presentation, survey and other materials are being updated on the departmental webpage

Planning and Development Services

Gincy Thoppil, AICP, CPM
Director

Richard G. Gertson, FAICP, JD
Assistant Director

Patricia Sinel, AICP, CFM

Principal Planner (Special Projects)

Q&A

Patricia Sinel, AICP, CFM
Principal Planner (Special Projects)

<u>Patricia.Sinel@arlingtontx.gov</u>





Neighborhood Forum: Concerns, Issues, Solutions Future Meetings/Discussion Items

Next meeting: August 20, 2022



