

RESIDENTIAL FUTURE LAND USE OPTIONS – FOR CITY COUNCIL DISCUSSION

Residential FLU Options	Description	Pros	Cons	Potential to Achieve Additional Housing Diversity
1. Single Residential FLU Category	<p>All residential areas will be assigned the same “residential” designation on the FLU map.</p> <p>Criteria will be established as to when additional density may be acceptable. Such density would be requested through the rezoning process if not allowed by the property’s underlying zoning.</p>	<p>Increased potential locations by which to achieve housing diversity.</p> <p>Burden is on the developer to justify rezoning on a case-by-case basis through the public hearing process.</p> <p>Provides highest level of City Council control over development to ensure compatibility with area and city’s goals, including density expectations.</p>	<p>This approach provides less assurances to property owners because there is no clear distinction depicted on a map showing where specific residential types will be permitted.</p>	High
2. Two Residential FLU Categories	<p>All residential areas will be designated as either “low-density residential” or “medium/high density residential” on the FLU map.</p> <p>These designations may not reflect existing conditions. Existing single-family property may be designated as “medium/high density” if it meets certain criteria.</p>	<p>Because there is a clear designation of whether a residential property is “low density” or “medium-high density”, more clarity is provided to both prospective developers & property owners, as well as abutting property owners.</p>	<p>It is anticipated that any reclassification of an existing low-density property to “medium/high density” through the FLU map will be contentious to adjacent property owners.</p> <p>Once a property designation is updated on the FLU map, staff and the City Council will have less flexibility to deny a rezoning request for property located in the “medium-high density” designation in the future. Likewise, the updated plan will offer limited flexibility to support higher density on property designated as “low density”.</p>	Medium
3. Status Quo FLU Categories	<p>All residential areas will be designated as either very low; low; medium; or high density residential on the FLU map.</p> <p>The designations within existing residential areas will be largely reflective of existing conditions.</p>	<p>Because there is a clear designation of whether a residential property is “low density” or “medium-high density”, the plan is very clear as to all parties as to the manner in which the property is expected to be developed.</p>	<p>Once a property designation is updated on the FLU map, staff and the City Council will have very limited flexibility to support any density requests which are inconsistent with the adopted FLU category. Accordingly, under this scenario, the only housing diversity gains will occur on vacant key sites, on commercial property, or through Accessory Dwelling Units.</p> <p>Puts City in more vulnerable position for legal challenges if a rezoning requested is consistent with the Future Land Use Map but the City Council does not support it.</p>	Low to Very Low