

Townhouse Design Standards

Planning Commission Public Hearing



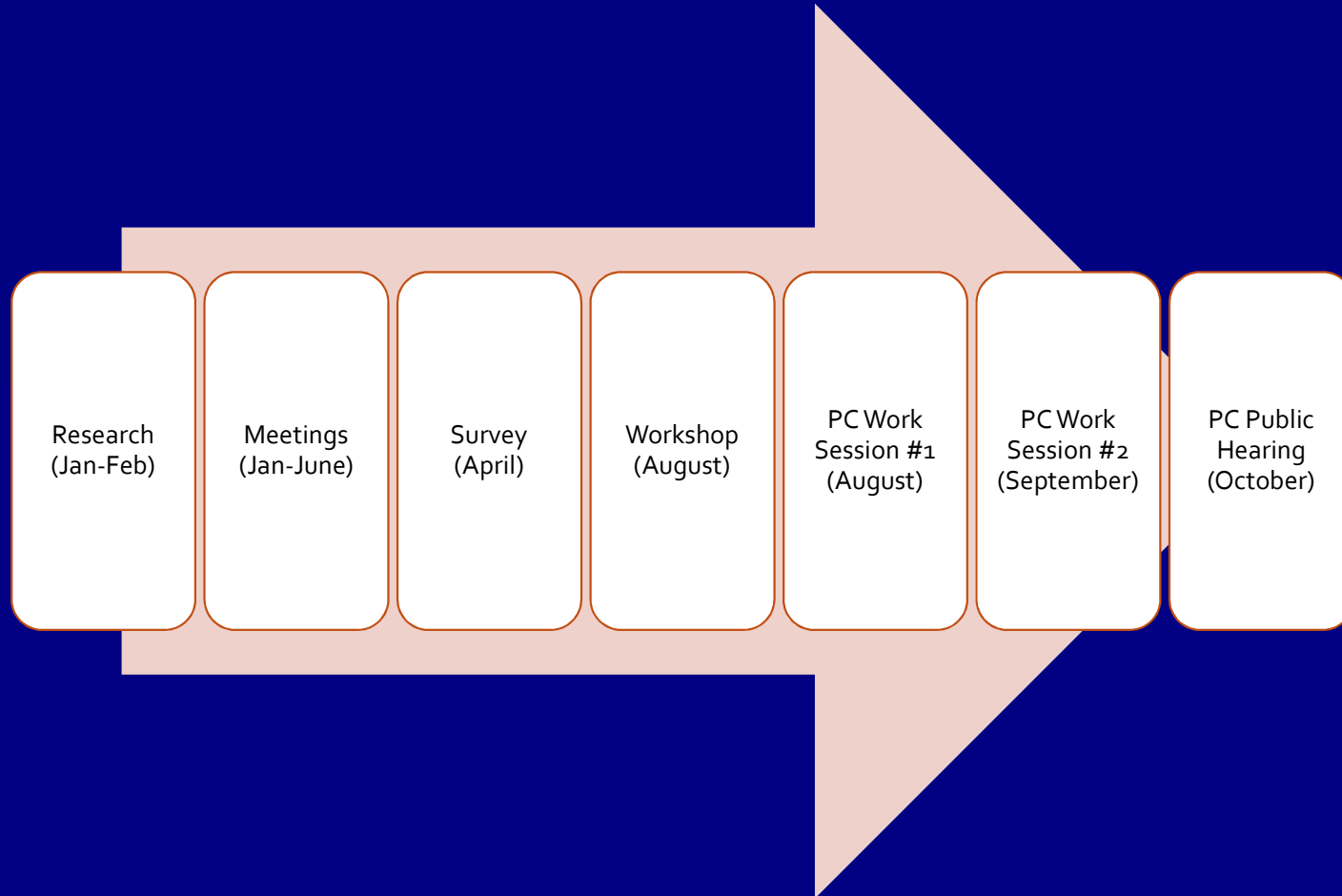
October 3, 2019

PRESENTATION AGENDA

- Background
 - Process
 - Goals
 - Overview of standards
- Draft changes since last meeting
- Fire sprinklers
- Next steps



PROCESS



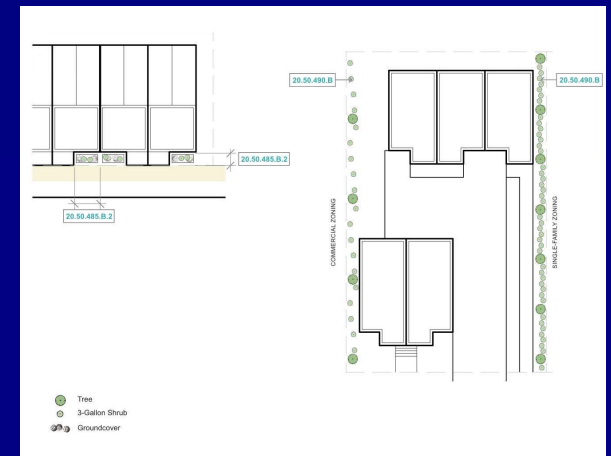
PROJECT GOAL

- Townhouse developments with a higher quality design



OVERVIEW OF PROPOSED STANDARDS

- Add definitions for certain site design or building design elements
- Add requirements that improve how townhouses look from the street
- Add requirements for solid waste collection
- Add requirements for outdoor space
- Add requirements for landscaping



CHANGES SINCE SEPTEMBER 5, 2019 MEETING

- Removed the word “raised” relating to onsite pedestrian access
 - New proposed has to be separated by building or landscaping
- Developments with ten (10) or more units would not have to meet private street standards, but would have to meet the multifamily access type standards
- Other minor clarifications



FIRE SPRINKLERS

- Required on all buildings over 4,800 square feet
- May be required on buildings under 4,800 square feet based on fire flow and hydrant distance
- Fire Impact Fee (FIF) since 2018
 - 2019 rate for a townhouse is \$2,187
 - 30% discount for voluntary installing sprinklers, so FIF is only \$1,530
- Fire sprinkler systems cost approx. \$1.35 per sq ft to install
 - 4,799 sf townhouse building would cost \$6,478.65 to install



NEXT STEPS

2019

	Spring	Summer	Fall	Winter
Research & Writing				
Public Engagement Opportunities				
Planning Commission				
City Council				

November 25 City Council Study Session

December 9 City Council Adoption of Development Code Amendments

