



MEMORANDUM

Date: October 16, 2025

To: Luke Winchester, Chairman
and Planning Commission

From: Jon Baughman, City Planner
Jill Johnson, Planner I

Re: Zoning Ordinance Amendment
8-207.3 Amend Minimum Lot Size in PUD Overlay
Districts

Request: This request, initiated by City Manager Kenny Martin, seeks to amend Article VIII, Overlay Districts, of the City's Zoning Ordinance by reducing the minimum lot size requirement from 10,000 square feet to 7,500 square feet and eliminating the 15,000 square foot average.

Overview: By reducing the minimum lot size requirement, the city can also lessen its long-term responsibility for infrastructure maintenance. Smaller lots naturally require fewer linear feet of roadways, sidewalks, sewer lines, and related utilities. This translates to reduced costs for repair, resurfacing, and replacement overtime, allowing the city to focus its resources on maintaining higher-priority infrastructure. In addition, smaller lots create more opportunities within a development to incorporate shared amenities such as open space, trails, recreational facilities, or green areas. These amenities are typically maintained by homeowners' associations (HOAs), further reducing the burden on the city while enhancing the overall quality of life within the neighborhood.

The relevant section of the Zoning Ordinance shall be amended as shown below:

8-207.3

Minimum lot sizes. The minimum size of lots permitted within various portions of an RPUD district shall be determined as provided herein.

1. Along the boundary of an RPUD district where lots are proposed to directly adjoin the boundary of the development and no open space is provided as a buffer between such lots and the adjoining property such lots shall contain 75 percent of the minimum lot area and 90 percent of the minimum lot width required by the adjoining zoning districts(s) or, in any instance where such property is not presently zoned by the City, the zoning classification recommended in the current edition of the Land Use Plan. However, if application of 8-207.3(2) results in a larger minimum lot size, such provision controls.
2. Elsewhere within the RPUD district, minimum lot sizes shall be as approved in the master development plan but shall never be less than 7,500 sf for any single lot for all residential PUDs..
3. Section 2 of this article shall not apply to CTC or CMU Mixed Use PUD's.
4. Section 2 of this article shall not apply to Active Adult/Senior Lifestyle 55+ Communities.

Summary: Staff is supportive of this request to reduce the minimum and average lot size requirements, as well as to eliminate the average lot size provision. This adjustment promotes more efficient land use, provides greater flexibility in subdivision design, and creates opportunities for enhanced neighborhood amenities. It also reduces the City's long-term infrastructure maintenance obligations, allowing resources to be focused on other priority needs.

Recommendation: Staff recommends forwarding the request to amend Article VIII, Overlay Districts, Section 8-207.3, Minimum Lot Sizes, of the City's Zoning Ordinance to reduce the minimum lot size requirement from 10,000 square feet to 7,500 square feet and to remove the 15,000 square foot average lot size provision to the Board of Commissioners with a positive recommendation.