



DATE: September 15, 2020

CASE: Text Amendment to Address Front Load Townhomes

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BACKGROUND

As the Commission is aware, the staff has been in the process of revising the Concord Development Ordinance (CDO) to respond to the recommendations contained in the 2030 Land Use Plan. We have been incrementally working on the revisions with the assistance of Tindale Oliver and Michael Lauer Planning. The permitted use table, conservation subdivision standards and various amendments to articles 7 and 8 have been approved.

The staff felt that the townhome standards needed some improvement as the City is seeing a significant wave of townhome development. The various departments collaborated and drafted a set of standards to address both front and rear load units. (Front load units have driveways at the front of the home, like most single-family homes, and rear load units are accessed via an alley.)

After posting the draft of the ordinance for comment, we received a tremendous amount of comments which included both concerns and some constructive ideas. As a result, we are continuing to work on the standards.

However, one item that most parties agree upon is a restriction of front load townhomes on collector, or major streets. A great deal of concern with past townhome developments is that there are numerous driveways where cars back into busy streets, and where visibility is limited. The prohibition of front load townhomes on collector streets was included in the draft standards, and there were no concerns raised by any commenters on that proposal.

In the interim, staff is proposing a very minor amendment to Article 7 to prohibit front load townhomes on collector (and higher) streets. Rear load townhomes could still be developed in this situation and would not be the safety issue that front load townhomes are. We have proposed this idea to the Planning Technical Team (PTT) and there have been no objections with this approach until we have settled on the final townhome standards.

Additionally, we discovered a minor typographical error in the multifamily standards and we are correcting that with this ordinance, and it is illustrated in the attached language.

At the consensus of the Commission, the item can be referred to City Council for consideration at the October meeting.

7.7.4.E

E. Special Standards for a Townhouse

Side yards are not required for interior townhouses, but street and rear yards shall be provided, and building separation requirements shall be maintained for all townhouse structures.

1. ~~1.~~ The maximum number of units allowed in a single building is eight (8).
2. Front loaded townhomes are prohibited on streets which are classified (or proposed to be classified) as collector or higher. Front loaded townhomes are defined as units which provide a vehicular access point to a street, on the same side as the front façade.

7.8.18 MULTI-FAMILY BUILDING STANDARDS

- A. **Building Length.** In attached multi-family projects, buildings ~~longer~~ shall not exceed ~~186~~0 feet in length. Building facades should be broken up to give the appearance of a collection of smaller buildings. Long, unbroken building facades and simple box forms are prohibited.