



Legislation Text

File #: 17-4916, **Version:** 1

CITY COUNCIL AND PLANNING COMMISSION JOINT WORKSHOP - REVIEW OF RESIDENTIAL R-3 AND R-4 MAXIMUM DENSITY REQUIREMENTS/MULTI-FAMILY REGULATIONS

COUNCIL INITIATIVE ADDRESSED:

Preserve and Enhance neighborhoods
Address Quality of Place Issues
Strengthen Economic Conditions & Create New Opportunities

CITY ATTORNEY REVIEW: N/A

SUMMARY STATEMENT:

The city council desires to encourage increased multi-family housing development and redevelopment and the housing supply generally in Longview. To this end, the council gave direction during their April 13 meeting to hold a joint workshop involving the council and planning commission. The purpose is to identify and discuss potential means of doing so, including through community input, and make recommendations for the planning commission to review and council to consider in a timely manner.

The areas of concern identified on April 13 for discussion were:

- limits on density of living units allowed in the R-3 and R-4 residential districts
- parking space and parking lot requirements that may be overly restrictive
- maximum allowable height restrictions for buildings in the R-3 and R-4 residential districts
- development costs, including, but not limited to, a suggested 25% reduction on all multifamily utility connection and building and planning permit costs
- consideration of a 10-year moratorium on increases in multifamily utility connection and permit cost
- consideration of an appropriate and more suitable balance of permeable open spaces or green spaces compared to impermeable spaces
- architectural design standards that may be to restrictive

The workshop is intended to accomplish the following:

- a round-table discussion of additional concerns
- a review of existing multi-family housing development code provisions and the comprehensive plan and other applicable codes and ordinances
- provide for a review of existing fees and costs
- allow for public comment
- council and planning commission concurrence on direction

RECOMMENDED ACTION:

Provide direction to the planning commission and city staff about measures to bring forward fro council action intended to encourage increased multi-family housing development

STAFF CONTACTS:

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