

## I. Alternative Motion to to Reinstate Single Family Future Land Use and Zoning Categories

*Background:* The City Commission adopted Ordinances 211357, 211358 and 211359 at their October 17, 2022 meeting that removed the four “Residential Single Family” zoning codes and replaced them with “Neighborhood Residential”. This has been a controversial issue, and many of our commissioners are committed to rolling much of these changes back, particularly the allowance of four-unit quadruplexes on any residential parcel of the city that was formerly zoned single family.

On January 5th the City Commission is considering adopting another major code update with new language which would necessitate a full Comprehensive Plan update with state review and numerous other steps. The proposed changes are significant, and Commissioners are expected to vote on them with only a few days notice, no legal review, no planning staff review, no plan board review, no community feedback, and no community workshops, all in the middle of the afternoon on a workday when working residents cannot attend. We are doing this with three new city commissioners that have been in office for a few hours, who have had no time to review these changes or speak with constituents about them before voting on them.

I believe making a decision of this magnitude in this way comes up well short of the transparency, community engagement, and careful analysis that our city should be striving for. Instead I am proposing that we consider the full breadth of options for how we may go forward with altering our zoning codes, giving our community time to review and give feedback, our new commissioners time to review, and our staff time to analyze, while ensuring our neighborhoods are protected in the meantime:

### **Alternative Motion:**

- 1.) Schedule a properly noticed special meeting at a time convenient for community engagement to discuss options for revising the October 17th zoning and direct staff on how the new commission would like to proceed
- 2.) Staff bring back data and analyses on the three agenda items and motions proposed by Comm. Chestnut as well as the “**Alternative Rollback Methods**” outlined on page 2 of this document
- 3.) Staff bring back data and analyses on how these land use changes could impact affordable housing, environmental sustainability, historic preservation, and equity
- 4.) Staff begin the process of implementing a development moratorium on “Neighborhood Scale Multi-family” for six months

By doing this more process driven, community-focused method we are ensuring that our next steps are carefully considered, that residents are part of the process, and we are coming to a solution that takes the whole community into consideration. It also ensures that no new multi-family development will occur in neighborhoods while we are deciding on next steps, allowing us time to do the careful discussion that a change of this magnitude requires.

## Alternative Rollback Methods

Comm. Chestnut has outlined one way the commission can move forward on rolling back recent zoning changes. Below are alternatives that should also be considered by the commission, vetted by staffed, and reviewed by the general public before wholesale changes are made city-wide that would permanently alter our city's character.

**1.) Remove Neighborhood Scale Multi-family as an allowable use in “Neighborhood Residential”**

*What this does:* Reintroduces single family zoning to every formerly single family zoned property in the city without requiring a Comprehensive Plan update with state review or having a new rezoning process. This is the fastest and most efficient way to reinstate single family zoning.

**2.) Rezone all “Neighborhood Residential” to U1**

*What this does:* Moves all currently zoned Neighborhood Residential zoned land to a single family zoning category that already exists in our code, which would not require a Comprehensive Plan update with state review but would require rezoning.

**3.) Rezone all “Neighborhood Residential” to “Residential Conservation”**

*What this does:* Makes all residential property in the city the same, puts historically African-American neighborhoods at the same level of development intensity as White neighborhoods, reducing gentrification. Does not require a Comprehensive Plan update.

**4.) Re-implement RSF 1-4 without “Neighborhood Residential” as an option**

*What this does:* Brings back the old single family zoning categories with no changes.

**5.) Change the definition of “Neighborhood Scale Multi-family” to have a maximum of 2 or 3 units instead of 4**

*What this does:* Allows multiple units on a parcel but at a less intensive scale than a quadruplex.

**6.) Implement an occupancy limit of 2 unrelated people per bedroom.**

*What this does:* Makes the occupancy limit more flexible without removing it completely, giving neighborhoods protections from overcrowding while allowing a more reasonable restriction on people in the home.