

CITY COUNCIL COMMUNICATION



MEETING DATE: August 27, 2024

ITEM NUMBER: 9.A

SECOND READING: September 10, 2024

{{customfields.ResoOrdNumber}}

TYPE OF ITEM: Consent

PRESENTED BY:

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SUBJECT/AGENDA TITLE:

A Bill For An Ordinance Amending Title 15 Of The Longmont Municipal Code On Land Use Regulations And Planning Approval Processes To Further Incentivize Affordable Housing Unit Generation

EXECUTIVE SUMMARY:

At the June 25, 2024, City Council meeting, Council directed staff to revise various land use regulations and planning approval processes within Title 15 of the Longmont Municipal Code and bring forward an ordinance for consideration. The directive was based on Root Policy Research's recommendations presented in the City of Longmont Affordable Housing Incentives Review report completed in February 2024. Staff has prepared an ordinance updating Title 15 for Council's consideration.

The following substantive changes are being proposed:

1. Remove the preliminary plat review and public hearing process for developments that include at least 12% on-site affordable housing units and add in a 2-week period for the public to appeal the decision on a final plat to City Council. (15.02)
2. Remove the open space buffer requirement on parcels adjacent to parks and open space; applicable for developments that include at least 12% on-site affordable units. (15.05.040.E.1)
3. Adjust the pocket park applicability criteria for multifamily residential development from 25 to 50 units (15.05.040.G.1.b).
4. Increase the density bonus by 5% for development projects that provide on-site affordable units. (15.03.080.B.3, 15.04.030.A.2.e.ii)

COUNCIL OPTIONS:

1. Approve code changes to Title 15 of the Longmont Municipal Code and hold 2nd Reading and Public Hearing to adopt the ordinance.
2. Provide staff with other direction.

RECOMMENDED OPTIONS:

1. Approve code changes.

FISCAL IMPACT & FUND SOURCE FOR RECOMMENDED ACTION:

No impact to the General Fund.

BACKGROUND AND ISSUE ANALYSIS:

1. Remove the preliminary plat review and public hearing process for developments that include at least 12% on-site affordable housing units (15.02).

The changes as proposed would allow for a subdivision to bypass the preliminary plat review and public hearing process typically associated with development that creates 4 or more lots through a subdivision. Typically, this type of subdivision creates for sale single-family detached and attached townhome units. Developers will often decide to build attached multi-family units to avoid the public hearing process associated with preliminary plats. It is estimated that development projects and city staff could save between 4 and 6 months in development review time from the proposed change. In accordance with Council direction provided at the June 25, 2024 meeting, a 2-week period would also be added to the final plat approval process for the public to appeal the decision to City Council.

2. Remove the open space buffer requirement on parcels adjacent to parks and open space; applicable for developments that include at least 12% on-site affordable units. (15.05.040.E.1)

The proposed change to the open space buffer requirement is anticipated to increase the developable land for affordable unit generation, while still maintaining residential public outdoor space.

3. Adjust the pocket park applicability for multifamily residential development from 25 to 50 units. (15.05.040.G.1.b).

The proposed changes to the pocket park applicability requirement are expected to increase affordable housing development on smaller parcels where development may have been previously hindered by the pocket park requirement. Additionally, the proposed increase aligns with other city standards for pocket parks.

4. Increase the density bonus by 5% for development projects that provide on-site affordable units. (15.03.080.B.3, 15.04.030.A.2.e.ii)

The changes as proposed would increase the density bonus from 20% to 25% for any affordable housing development providing on-site units. The chart below shows the impact the change would have by zoning district per acre of developed property.

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| Zoning District | Minimum Units/Acre | Maximum Units/Acre | Existing 20% Bonus (units/acre) | Bonus if increased to 25% (units/acre) |
|-----------------|--------------------|--------------------|---------------------------------|--|
| R-RU | N/A | 1 | 0.2 | 0.25 |
| R-SF | 1 | 8 | 1.6 | 2 |
| R-MN | 6 | 18 | 3.6 | 4.5 |
| R-MH | 6 | 18 | 3.6 | 4.5 |
| R-MF | 18 | 35 | 7 | 8.75 |
| MU-N | 18 | N/A | N/A | N/A |
| MU-C | 18 | N/A | N/A | N/A |
| MU-D | 18 | N/A | N/A | N/A |
| MU-E | 18 | N/A | N/A | N/A |
| MU-R | 18 | N/A | N/A | N/A |
| MU-D | N/A | N/A | N/A | N/A |
| N-AG | NA | 1 | 0.2 | 0.25 |

ATTACHMENTS:

Attachment 1: Ordinance