



## City Council Workshop City Council Agenda Report

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| <b>MEETING DATE:</b> September 17, 2024                                                                              | <b>WORKSHOP AGENDA ITEM:</b> 2 |
| <b>TITLE:</b> Discussion of Possible Zoning Study and Amendments to Central Core Neighborhood, R-3A (5:30-6:00 p.m.) |                                |
| <b>PREPARED BY:</b> Valerie Quarles, Assistant Planner                                                               |                                |
| <b>REVIEWED BY:</b> Jeffrey Dahl, City Manager                                                                       |                                |

### **DISCUSSION OBJECTIVE:**

To review information regarding the single-family home zoning and trends in the City's Central Core Zoning District (R-3A) and discuss process for considering potential amendments to address concerns.

### **2024-2026 STRATEGIC PLAN PRIORITIES RELEVANCE:**

#### *Community Character and Safety*

The City strives to maintain community character through zoning that balances property rights and market trends with maintaining neighborhood integrity.

### **BACKGROUND:**

The Central Core neighborhoods are generally defined as the area of town bounded by Barry Avenue to the west, Wayzata Boulevard to the south, Chicago Avenue to the east, and Highway 12 to the north. In the period between 2019 and 2024, this area has had 17, which is 31% of all the single-family home tear-downs and re-builds within the City. Many homes that have redeveloped during this time are designed to maximize building footprint, minimize front yard setbacks, and keep driveways as short as possible, leading to some large, garage-dominated homes that are relatively close to the street. The attached memo was written to summarize the history of this issue in the Central Core neighborhoods and provide additional context from the perspective of zoning administration and plan review.

Because this issue is not on the list of current medium-term priorities for the Community Development Department, prioritizing this work may potentially impact the following upcoming projects:

- Metro Transit Park and Ride Redevelopment - Metro Transit coordination ahead of RFP drafting.
- Wayzata Boulevard Corridor Study - C-3A rezoning actions and front yard setback considerations.
- Affordable Housing Policy - Writing density bonus policy as required by the R-5 District.
- PUDs and Subdivisions - Rewriting the City's PUD and Subdivision Ordinances to reflect today's best practices with the help of a consultant.

If the City Council can arrive at a consensus of the issues to be evaluated in the Central Core neighborhoods and wants to prioritize, staff recommends that these issues be considered in a workshop format with the Planning Commission, along with a public engagement process, before a formal text amendment is proposed. Depending on the needed depth and speed of this study, consultant assistance might be needed.

### **ATTACHMENTS:**

1. R-3A and Central Core Issues Summary