



TOWN OF APPLE VALLEY

TOWN COUNCIL STAFF REPORT

To: Honorable Mayor and Town Council **Date:** May 30, 2017
From: Lori Lamson, Assistant Town Manager **Item No:** 7
Subject: DISCUSSION REGARDING MODIFICATION TO THE DEVELOPMENT
CODE REGULATIONS FOR MULTI-FAMILY RESIDENTIAL
DEVELOPMENT

T.M. Approval: _____ **Budgeted Item:** Yes No N/A

RECOMMENDED ACTION:

Discuss and provide direction to staff.

SUMMARY:

Council Member Nassif requested to agendaize for discussion, the issue of the Town's Multi-Family Residential (MFR) Development Code regulations. In the last ten (10) years there have been market driven changes to the multi-family housing industry. These changes involve unit size, clean energy sustainability, drought/water efficiency issues and an overall need for additional housing options, including apartments and townhomes.

The last comprehensive update to the Multi-Family Residential standards was adopted in 2006. The process began in September 2005, when the Town Council discussed the issue and directed the Planning Commission to review the Multi-Family Residential Development Code amendment with one or more workshops, open to the public and local architects to gather input. This ultimately led to three (3) Planning Commission workshops beginning in October 2005. The workshops addressed project density, open space (common and private), setbacks, amenities, building height, separation of buildings, unit sizes, lot coverage and review process.

If it is the direction of the Town Council to review these standards again, staff would suggest a similar approach as done in the past. Staff would reach out to local designers and builders to provide input on possible changes to the Multi-Family Residential standards. These proposed modified standards would then be discussed by the Planning Commission with a recommendation to the Council.

Ultimate decision will be made by the Town Council in a public hearing.

FISCAL IMPACT:

Not Applicable.