

TRAVERSE CITY PLANNING COMMISSION STUDY SESSION

TUESDAY, OCTOBER 20, 2015

7:30 P.M.

**COMMISSION CHAMBERS
Governmental Center, 2nd Floor
400 Boardman Avenue
Traverse City, Michigan 49684**

Posted: 10/16/15

AGENDA

The City of Traverse City does not discriminate on the basis of disability in the admission or access to or treatment or employment in, its programs or activities. Penny Hill, Assistant City Manager, 400 Boardman Avenue, Traverse City, Michigan 49684, 922-4440, T.D.D., 922-4766, has been designated to coordinate compliance with the non-discrimination requirements. If you are planning to attend and you have a disability requiring any special assistance at the meeting and/or if you have any concerns, please immediately notify the ADA Coordinator.

Planning Commission
c/o Russell Soyring, Planning Director
400 Boardman Avenue, Traverse City, MI 49684
231-922-4778

- 1. CALL MEETING TO ORDER**
- 2. ROLL CALL**
- 3. ANNOUNCEMENTS**
- 4. REVIEW OF SECTION 1368.03 LOT WIDTH, LOT AREA, IMPERVIOUS SURFACE AND DENSITY REQUIREMENTS (DISCUSSION)**
- 5. CAPTIAL IMPROVEMENT PLAN- PRIORITIZING EXCERCISE (DISCUSSION)**
- 6. PUBLIC COMMENT**
- 7. ADJOURNMENT**



Communication to the Planning Commission

FOR THE MEETING OF: October 20, 2015

 FROM: Russ Soyring, Planning Director

 SUBJECT: Planning Commission business

 DATE: October 16, 2015

The study session meeting of the Planning Commission of October 20, 2015 has several items of discussion that are briefly described below.

4. Review of Section 1368.03 Lot width, lot area, impervious surface and density requirements - The Planning Commission has previously discussed preliminary site plans submitted by Scott Jozwiak of Jozwiak Consulting regarding redevelopment of Immaculate Conception school. They have requested that the Planning Commission consider a possible text amendment to increase the impervious surface limit for schools. When this was discussed on September 1, 2015, the Planning Commission opted to discuss impervious surface limits by zoning district. Enclosed in the packet is an excerpt of §1368.03 from the Size and Area Requirement Chapter of the Zoning Code.

The City Attorney's Office has begun research regarding to what extent schools are exempt from local zoning. The analysis will be shared with the Commission when it is complete.

5. Capital Improvement Plan- Prioritizing exercise- Steve Constantin, DDA board member, will be assisting the Planning Commission on a paired comparison exercise regarding prioritizing projects. A handout regarding paired comparison is included in the packet. Staff will prepare a list of projects for consideration. The analysis by each Commissioner will be completed as "homework" and the outcome will be discussed at a future meeting.

CHAPTER 1368

Size and Area Requirements

1368.03 LOT WIDTH, LOT AREA, IMPERVIOUS SURFACE AND DENSITY REQUIREMENTS.

- (a) **Density.** Density standards serve several purposes. They match housing density with the availability of public services and with the carrying capacity of the land. For example, more housing can be allowed on flat areas than on steep, slide-prone zones. At the same time, density standards promote development opportunities for housing and promote urban densities in less developed areas. The density regulations are a tool to judge equivalent density when comparing standard and nonstandard land divisions (such as Planned Unit Developments).
- (b) **Lot size.** In standard land divisions, lot size limits help to preserve the overall character of developed neighborhoods by assuring that new houses will generally have the same size lots as the surrounding built-up area. They also assure that development on a lot will, in most cases, be able to comply with all applicable development standards.
- (c) **Compliance Required.** Every single family dwelling and every two family dwelling erected or structurally altered after the effective date of this Zoning Code in the R-1a, R-1b, and R-2 districts shall be located on a lot.
- (d) **Impervious Surface.** Surface parking areas shall not exceed the total floor areas of all buildings on the lot in the C-4 and GP districts. In the NMC-1 and NMC-2 districts, the surface parking area shall not exceed fifteen percent (15%) of the total area of any lot over ten acres.
- (e) **Table.** The lot width, lot area and impervious surface and density requirements for each district shall be as indicated in each district and as on the following chart:

District	Minimum Lot Width (feet) ¹	Minimum Lot Area (square feet)	Maximum Density (dwelling units per acre)	Maximum Impervious Surface %
OS	20	None	N/A	20
RC	20	None	4.4	20
R-1a	90	9,000	Not applicable	30
R-1b	35/45 ⁶	5,000	Not applicable	45
R-2	50 or 35 for a single family dwelling	8,000 per two family dwelling or 4,000 per single family dwelling	Not applicable	45

District	Minimum Lot Width (feet) ¹	Minimum Lot Area (square feet)	Maximum Density (dwelling units per acre)	Maximum Impervious Surface %
R-9	50	7,500	9 (18 ⁴)	35 (45 ⁵)
R-15	50	7,500	15 (30 ⁴)	40 (50 ⁵)
R-29	50	7,500	29 (58 ⁴)	50 (68 ⁵)
HR	50	7,500	29; 44 rooms/acre	70
C-1	20	3,750	N/A	60
C-2	20	3,750	N/A	70
C-3	20	3,750	N/A	80
C-4	None	None	N/A	100 ³
D	See Chapter 1347 for requirements			
T	20	None	None	70
GP	20	None	None	70 ²
I	100	None	None	80
PRD	See Chapter 1352 for requirements			
NMC-1	20	None	15	30 ²
NMC-2	20	None	29	50 ²
H-1	20	None	29	70
H-2	20	None	29	60

¹ See access control restrictions, Traverse City Code, Section 1374.04.

² The surface parking area shall not exceed fifteen percent (15%) of the total area of any lot over ten acres.

³ The surface parking area shall not exceed the total floor area of all buildings on the lot.

⁴ A density bonus shall be provided equal to one market-rate unit for each affordable housing unit provided according to the requirements of *Chapter 1376*. Density shall not exceed the maximum density specified.

⁵ The maximum impervious surface percentage may be increased by up to 10 percentage points for projects that include affordable housing units that meet the standards of Chapter 1376, as authorized by the Planning Director, if the modification is necessary to reasonably achieve the permitted density, including the bonus units; or to achieve a greater number of affordable housing units than the defined affordable housing incentives.

⁶ The minimum lot width for parcels located north or east of the US31/M-72, east of Milliken Drive and south of Eastern Ave are 45 feet.

(Ord. 476. Passed 7-6-99. Ord. 489. Passed 4-17-00. Ord. 534. Passed 6-4-01. Ord. 551. Passed 12-3-01. Ord. 555. Passed 2-4-02. Ord. 568. Passed 7-11-02. Ord. 624. Passed 3-15-04. Ord. 654. Passed 8-16-04. Ord. 829. Passed 3-16-09. Ord. 832. Passed 5-4-09. Ord. 890. Passed 11-1-10. Ord. 917. Passed 6-6-11. Ord. 956. Passed 1-7-13)

CHAPTER 1347

Development Districts

1347.03 LOT, DENSITY AND IMPERVIOUS SURFACE PROVISIONS.

	<u>Lot width (min.)</u>	<u>Lot area (min.)</u>	<u>Density (maximum)</u>	<u>Impervious surface</u>
Depot:	--		N/A	70%
Ironworks:	--		N/A	80%
Red Mill:	--		N/A	80%

(Ord. 476. Passed 7-6-99. Ord. 889. Passed 11-1-10.)

Paired Comparison Analysis

Working out relative importances

Paired Comparison Analysis helps you to work out the importance of a number of options relative to each other. It is particularly useful where you do not have objective data to base this on. This makes it easy to choose the most important problem to solve, or select the solution that will give you the greatest advantage. Paired Comparison Analysis helps you to set priorities where there are conflicting demands on your resources.

It is also an ideal tool for comparing "apples with oranges" – completely different options such as whether to invest in marketing, a new IT system or a new piece of machinery. These decisions are usually much harder than comparing three possible new IT systems, for example.

How to Use the Tool:

To use the technique, see the example worksheet below. You can use this to compare each option with each other option, one-by-one. For each comparison, you will decide which of the two options is most important, and then assign a score to show how much more important it is.

Follow these steps to use the technique:

1. List the options you will compare. Assign a letter to each option.
2. Mark the options as row and column headings on the worksheet.
3. Note that the cells on the table where you will be comparing an option with itself have been blocked out – there will never be a difference in these cells!
4. The cells on the table where you will be duplicating a comparison are also blocked out.
5. Within the remaining cells compare the option in the row with the one in the column. For each cell, decide which of the two options is more important. Write down the letter of the more important option in the cell, and score the difference in importance from 0 (no difference) to 3 (major difference).
6. Finally, consolidate the results by adding up the total of all the values for each of the options. You may want to convert these values into a percentage of the total score.

Example:

As a simple example, an entrepreneur is looking at ways in which she can expand her business. She has limited resources, but also has the options she lists below:

- Expand into overseas markets
- Expand in home markets
- Improve customer service
- Improve quality

First she draws up the Paired Comparison Analysis table in Figure 1:

Figure 1: Example Paired Comparison Analysis Table (not filled in):

	Overseas Market (A)	Home Market (B)	Customer Service (C)	Quality (D)
Overseas Market (A)	Blocked Out (Step 3)			
Home Market (B)	Blocked Out (Step 4)	Blocked Out (Step 3)		
Customer Service (C)	Blocked Out (Step 4)	Blocked Out (Step 4)	Blocked Out (Step 3)	
Quality (D)	Blocked Out (Step 4)	Blocked Out (Step 4)	Blocked Out (Step 4)	Blocked Out (Step 3)

Then she compares options, writes down the letter of the most important option, and scores their difference in importance. An example of how she might do this is shown in figure 2:

Figure 2: Example Paired Comparison Analysis Table (filled in):

	Overseas Market (A)	Home Market (B)	Customer Service (C)	Quality (D)
Overseas Market (A)		A,2	C,1	A,1
Home Market (B)			C,1	B,1
Customer Service (C)				C,2
Quality (D)				

Finally she adds up the A, B, C and D values, and converts each into a percentage of the total. This gives these totals:

- A = 3 (37.5%)
- B = 1 (12.5%)
- C = 4 (50%)
- D = 0.

Here it is most important to improve customer service (C) and then to tackle export markets (A). Quality is not a high priority – perhaps it is good already.

Key Points

Paired Comparison Analysis is a good way of weighing up the relative importance of different courses of action. It is useful where priorities are not clear, or are competing in importance.

The tool provides a framework for comparing each course of action against all others, and helps to show the difference in importance between factors