



2035 Comprehensive Plan

Planning and Sustainability Commission
Work Session

Residential Densities - Part 4 (R5 to R7 Changes)

May 12, 2015



Bureau of Planning and Sustainability
Innovation. Collaboration. Practical Solutions.

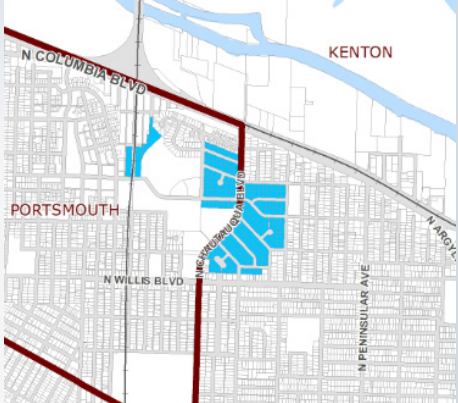
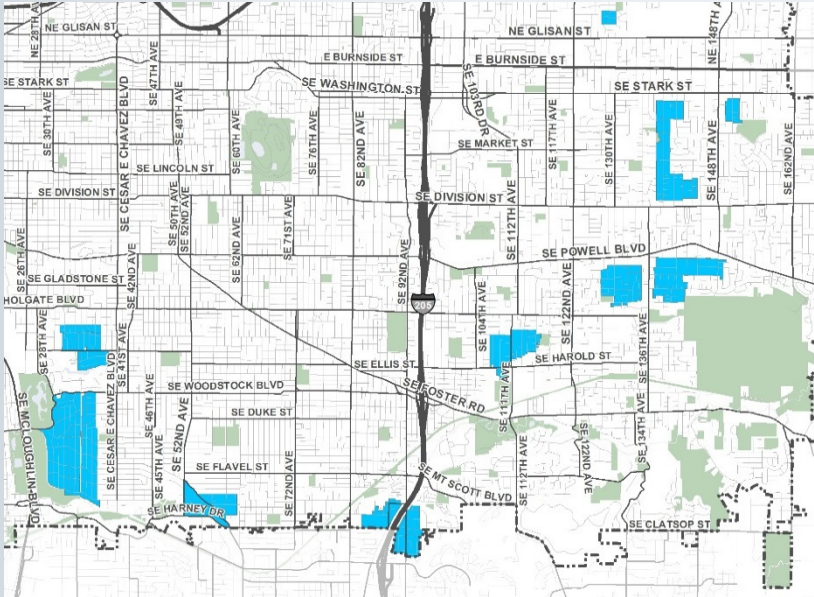


Looking across the city...

1. Where are there R5 areas with concentrations of lots that equal or exceed R7 density?
2. Do these areas fall within walking distance of a center or corridor?



R5 areas distant from centers and corridors with concentrations of lots \geq R7 density



- Brentwood-Darlington
- Centennial
- Eastmoreland
- Hazelwood
- Lents
- Portsmouth/Kenton
- Powellhurst-Gilbert
- Reed

Initial guidance from PSC:

- Be clear about what problem we're trying to solve
- Be consistent across the city
- Keep it simple



Would a change from R5 to R7 address each issue?

- ✓ **Lot segregations based on historic underlying lot lines**
- ✓ **Land divisions on larger lots**
- X Demolition of homes in good condition
- X Scale of new development
- X Duplexes on corner lots
- X Loss of economic and/or generational diversity within neighborhood



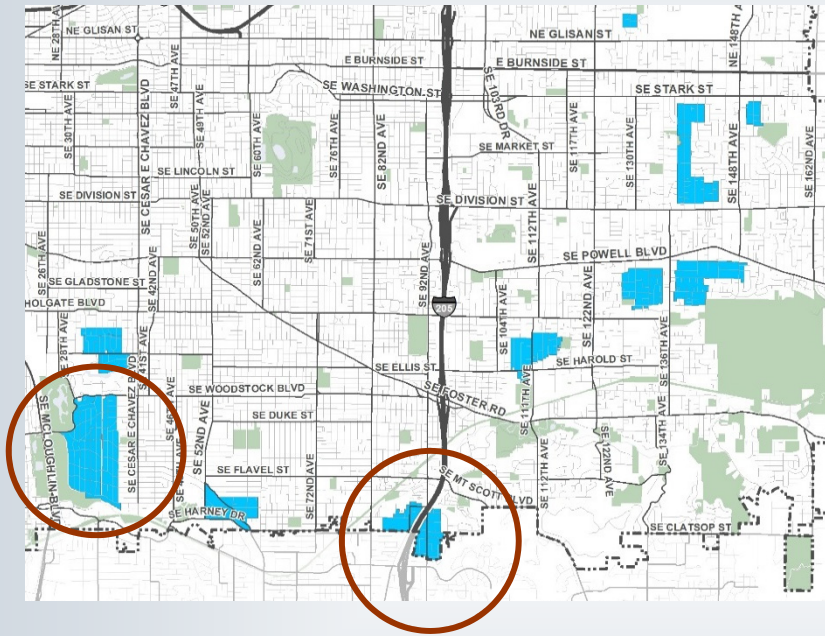
Analytical approach:

Within each R5 study area, staff looked at block patterns to identify concentrations of lots that equal or exceed R7 density.*

* $\geq 6,370$ square feet



R5 areas distant from centers and corridors with concentrations of lots \geq R7 density



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Findings:

1. Concentrations of large lots ($\geq 6,370$ sf)

- Fairly uniform among study areas
- South Burlingame and Eastmoreland have more of a mix

2. Effect of underlying lot lines

- Citywide issue best addressed through code changes
- Changing from R5 to R7 mitigates this somewhat
- In Eastmoreland, such lots are primarily east of SE 36th where the predominant density is R5 today



Recommendations:

1. Affirm July 2014 proposals for R5→R7 changes
2. Consider options for Eastmoreland
3. Retain R5 in South Burlingame because of proximity to services and amenities

In addition:

Address underlying lot and scale issues on a citywide basis through code changes



Options for Eastmoreland

- a. Retain R5
- b. Down-designate area within existing Eastmoreland Plan District boundaries from R5 to R7*

* a minor refinement to the July 2014 proposal



Questions and Discussion



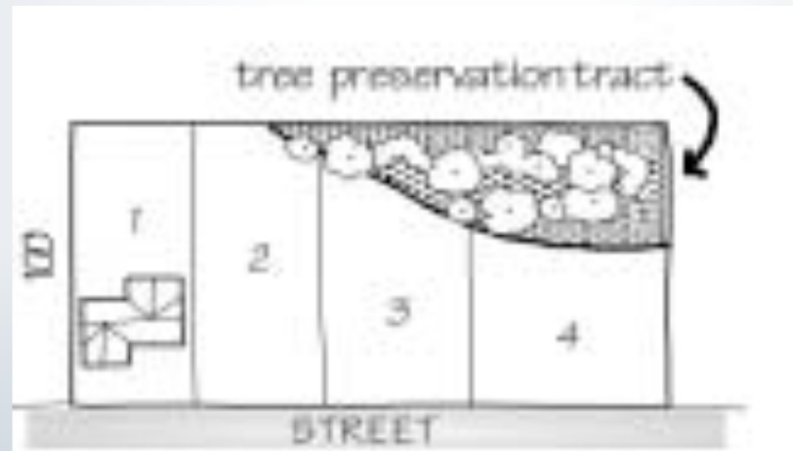
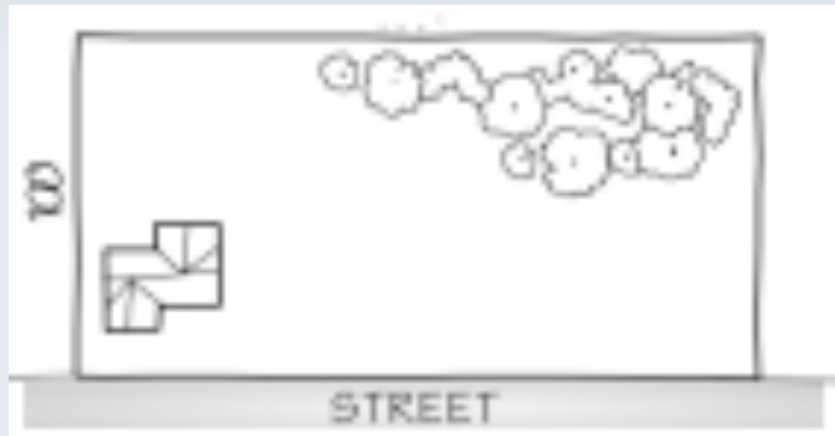


Concerns about “truth in zoning”

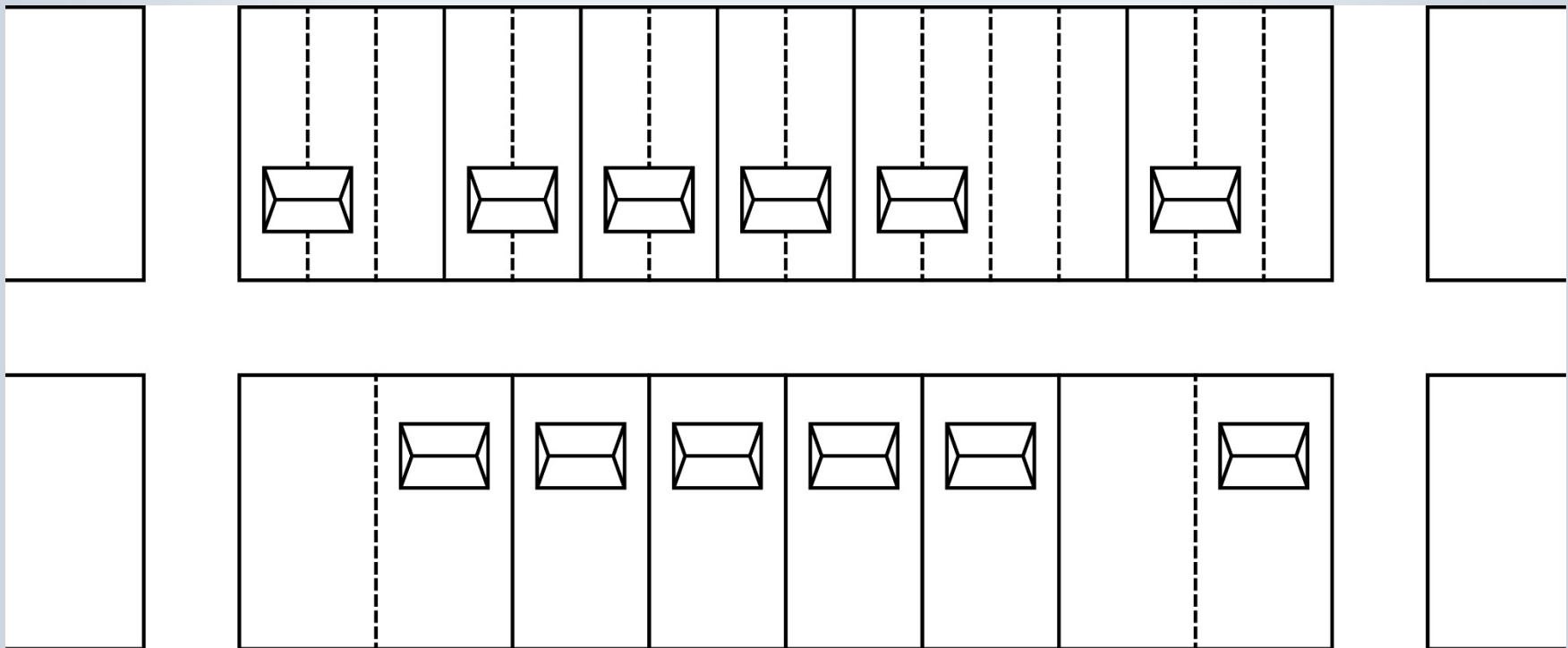
- Prior to 2002, density and lot size were coupled:
R5 = 5,000 sf
R7 = 7,000 sf
- After 2002, density and lot size were decoupled:
R5 = 5,000 sf density and 3,000 sf lot
R7 = 7,000 sf density and 4,200 sf lot



Flexible lot sizes



Lot Confirmations \neq Land Divisions



R5 “confirmable” lot example



13 lots, 11 “skinny lots”



R7 “confirmable” lot example



5 lots, all 36+ feet wide

