

To the Mayor and Members of the City Council

October 20, 2020

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**SUBJECT: USE OF PLANNED DEVELOPMENT “PD” ZONING FOR DETACHED MULTIFAMILY HOUSING**

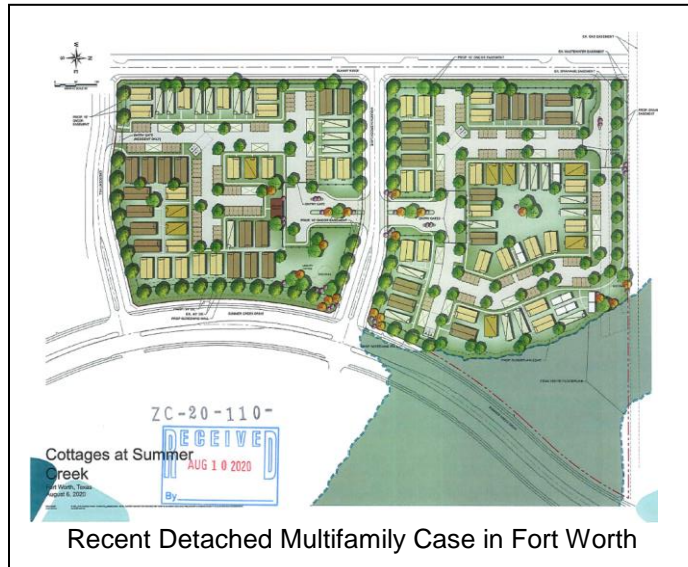
The purpose of this Informal Report is to clarify the use of Planned Development “PD” zoning for new detached multifamily housing. Detached multifamily is growing in popularity and requests have increased over the last few years. The City Council has raised concerns related to the number of site specific development standards that differ from the base multifamily zoning standards used to deliver this housing form.

Planned Development “PD” zoning is intended to encourage unified design that is not otherwise attainable under conventional base zoning districts. Because the City does not have a base zoning district to allow by right detached multifamily housing, existing “C” Medium Density Multifamily or “D” High

Density Multifamily zoning is used as the base zoning to accommodate this form. The use of “PD” zoning with a base of multifamily often requires a significant number of site specific development standards and waivers because the multifamily zoning districts were created to allow traditional multifamily development. Since detached multifamily is at a height, scale, and layout similar to single family, some multifamily standards are no longer applicable and some single family standards are desirable. The use of “PD” zoning allows applicants and staff to tailor existing multifamily base zoning standards to meet the site conditions, desired development layout and form, and area context.

Over the last three years, the City Council has considered and approved eight rezoning requests for detached multifamily developments. Staff recommends continued use of Planned Development “PD” zoning until a survey other cities can be conducted to determine the best practices for regulating detached multifamily housing. Staff will return in the Winter/Spring of 2021 to present findings and recommendations for the regulation of detached multifamily developments.

The next page provides background information on housing types using the term “cottage.” For any questions on this report, please contact Arty Wheaton-Rodriguez, Planning Manager, at 817-392-6226.



David Cooke
City Manager

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Cottage communities is a marketing term used to describe detached multifamily, but it does not accurately describe the product. In general, Cottage Court and Cluster Developments are small infill projects. They are typically for sale units. Detached multifamily developments are large scale projects consisting mostly of one to two story structures closely resembling the typical layout of a single family neighborhood. Units are usually for rent but can be rent-to-own or condominiums. In the past, staff has utilized the name "Cottage Communities" which is an industry trade description. This name was chosen because units were smaller in scale than single family and likened to "cottages."

Cottage Court and Cluster Developments

Popular between the 1930's and 1950's, Cottage Court and Cluster Developments provided an affordable option for those wanting to purchase a home. The homes generally ranged from 500 to 1,000 square feet. Most city ordinances reviewed limit this building form to a maximum of 12 units. Usually, units are built as fee simple homes or condominiums. Units can be attached or detached.



This type of development is not common in North Texas. Elements of this development form can be found in traditional neighborhood developments like Hometown in North Richland Hills and Trinity Lakes in Fort Worth where some units face a common green with alleys.

Detached Multifamily Developments

These developments are entire communities and neighborhoods that look and feel like a traditional single family neighborhood. Although most are rental, some may be rent – to – own or condominium. Like other multifamily developments, they are professionally managed and include amenities. These developments provide renters with an option that looks and feels like a single family neighborhood. According to the National Association of Home Builders, 37,000 of these units were built in 2017 and 43,000 in 2018 nationwide. Although the national trend has slowed recently, an increase has been seen in Fort Worth.

Units in these developments have similar square footage to cottage court and cluster home developments with an average unit size of just over 1,000 square feet. As such, the name "Cottage Development" has been used to describe this product even though they do not resemble the overall form, layout, ownership model, and size of cottage court and cluster developments.

