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## MEMORANDUM

**DATE** October 3, 2018  
**TO** Dundee Riverside Master Plan Project Management Team  
**FROM** Matt Hastie and Courtney Simms, Angelo Planning Group  
**RE** **Summary of Proposed Changes**

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### Introduction

Angelo Planning has conducted the second round of work sessions and meetings with the Project Management Team, Code Committee, Planning Commission and public for the Dundee Riverside Master Plan Code Draft #2. These meetings have provided guidance towards code language for inclusion in the final draft of the Riverside Master Plan Code. Below is a list of suggested changes and final steps, which shall be completed once the Virtual Public Workshop (VPW) has closed on October 15<sup>th</sup>. Suggestions from the VPW and the committee meetings will be added to the final draft, which shall be submitted to the City and LCDC for final review.

### Allowed Uses

- Rename the Riverside Industrial zone to something that would more accurately describe the intent and types of uses allowed in that area – consider using “Riverside Production Zone” (RP)
- Allow personal storage uses; consider limiting the size to a smaller building footprint than in Commercial zones.

### Development and Design Standards

- Continue to allow a four-foot fence height standard in the mixed use zones; require a 1-2’ landscaping buffer between the right-of-way and fence for fences taller than 3 feet.
- Add solar panels to the menu of allowed sustainability features.
- Revise the architectural variety standard for adjacent homes to change the number of required features from one to two features.
- Revise the maximum garage door width requirement of 12’ to allow for two car garages on larger lots; base the maximum width requirement on the façade length of the home and require windows within larger or multiple garage doors.
- Limit the height of garage doors to be lower than the height of the primary structure, to prevent the garage from becoming a more dominant structure or feature than the home.

### Height Bonus in Riverside Residential Zone

- Require additional setbacks or stepbacks in conjunction with a height bonus for multifamily residential homes to provide for height transition or buffering.
- Ask the Fire Department to comment on the height bonus to ensure they can address it with available firefighting equipment.

### Master Planning Requirements

- Add “stormwater management” to the list of required Master Plan elements in the General Provisions section of 17.204.060.
- Revise the requirement for owners of all lots in a Master Plan area to sign the Site Development Master Plan application (Section 17.204.060.C.2); specify that owners of a certain percentage of the total amount of property must sign the application.
- Revise Section 17.204.060.I, if needed, to clarify that it applies to a District Sub-Area.
- Clarify that the ability to deviate by up to 10% from quantifiable Master Plan requirements (see Section 17.204.060.J.1.a) does not apply to overall density requirements since there already is an ability to vary from those requirements built into that section of the Code.
- Consider updating park fee-in-lieu requirements to specify alternative mechanisms for allowing developers to pay for a share of parks that may be located within or outside the sub-area that is the subject of the Master Plan.

### Additional Needed Actions

- Summarize the Virtual Public Workshop (VPW) once it has been closed on October 15<sup>th</sup> and incorporate suggestions into a revised draft of this list and the updated draft code amendments, as appropriate.
- The City’s legal counsel should review the requirement for owners of all lots in a Master Plan area to sign the Site Development Master Plan application (Section 17.204.060.C.2) to ensure that it does not represent any legal liability or other significant issues for the City or non-signing property owners.
- After the City has completed the reclaimed water and stormwater management assessment which is currently underway, as part of future amendments to the Code, consider providing more points for stormwater management practices within the sustainable design standards matrix and provide more detail on specific stormwater management practices.
- As part of future amendments to the Code, clarify that specific stormwater management strategies should require approval by the City Engineer or Building Office, if clarification is needed.