

COMMISSION ACTION FORM

**SUBJECT: ZONING TEXT AMENDMENTS TO ALLOW FOR A CLUBHOUSE  
WITHIN THE FS-RM ZONING DISTRICT.**

**BACKGROUND:**

The City describes uses within general categories of principal and accessory uses within Article 5 of Zoning Ordinance. Within each base zoning district specific principle and accessory uses are listed as permitted or not permitted and the approval authority for each type of use. **At issue in this text amendment is whether the use of clubhouse should be permitted within the Floating Suburban Medium Density Residential zoning district (FS-RM).** The City currently permits clubhouses as part of the Residential High (RH) Density zoning district subject to special standards and approval of minor site development plan by staff. Alternatively, a Planned Residential Development (PRD) or a Village could include a clubhouse.

The City created the special use requirements for clubhouses and listed clubhouses as uses in the Zoning Ordinance in 2013 as an allowable use within RH as a standalone use. Previously, a clubhouse was only permitted as part of a mixed use building within RH or within a PRD zoning district. The special requirements are as follows:

*Section 29.1313. Clubhouses*

*(1) Location on a lot.*

*a. The clubhouse shall meet the minimum principal building setbacks established in the Zone Development Standards table for that Zone.*

*b. Clubhouses shall be located off a main access to the development near a public street and shall allow for access and visibility around the structure for safety purposes.*

*c. Primary access to a clubhouse shall be oriented to a parking lot or to a primary pedestrian walkway circulating through a site.*

*(2) General Requirements.*

*a. Area supporting a clubhouse shall not be excluded from minimum lot area requirements for calculating density.*

*b. Clubhouses shall not be used as a dwelling unit or for short term lodging.*

*c. Clubhouse construction shall not precede the construction of the principal building on the same lot.*

*d. Clubhouses shall be compatible with adjacent residential buildings in the development through similarities in scales, proportions, form, architectural detailing, materials, color and texture.*

The proposed change is listed below in strikeout and underline. A clubhouse would be subject to a Major Site Development Plan approval process before it could be constructed. The Major Site Development Plan requires a public hearing before the

Planning and Zoning Commission and the City Council prior to its approval. **This is the same process that apartment developments are subject to within the FS-RM zoning district.**

**Chapter 29 Table 29.1202(4)-2**

<b>Household Living Accessory Use</b>	<b>Staus</b>	<b>Approval Required</b>	<b>Approval Authority</b>
Clubhouse	<del>N</del> <u>Y</u>	-- <u>SDP Major</u>	-- <u>City Council</u>

**ALTERNATIVES:**

1. The Planning & Zoning Commission can recommend that the City Council adopt the proposed amendment to allow a clubhouse as an accessory use within the FS-RM zoning district subject to approval of a Major Site Development Plan.
2. The Planning & Zoning Commission can recommend the City Council decline to adopt the proposed amendment.
3. The Planning & Zoning Commission can recommend alternative language for the proposed amendment.

**RECOMMENDED ACTION:**

The proposed change allows for a more diverse set of amenity features to be part of apartment developments within the FS-RM zoning district. Amenities are generally desirable for new development to broaden their market appeal to a variety of potential residents. Additionally, many FS-RM developments may not be located near full service commercial areas and could benefit from having more common space on site. Any new clubhouse would be subject to the same approval process as an apartment development and would allow for review of its configuration and use as part of an overall development.

If the text amendment was not approved, and apartment development in the Suburban Residential land use designations could proceed with a PRD rezoning to allow the use or request a land use designation change for High Density Residential. Both of these types of processes are more involved than what is proposed with the text amendment to add the use to the FS-RM district.

**Therefore, the Planning and Housing Department recommends that the Commission support the proposed text amendment that allows for clubhouses within FS-RM zoning.**