



Joint City Council-Planning Commission
Strategic Planning Work Meeting

October 23, 2014

General Plan – Land Use and Housing Policies
Inventory and Analysis of Multi-Family Housing

Resolution 14-07

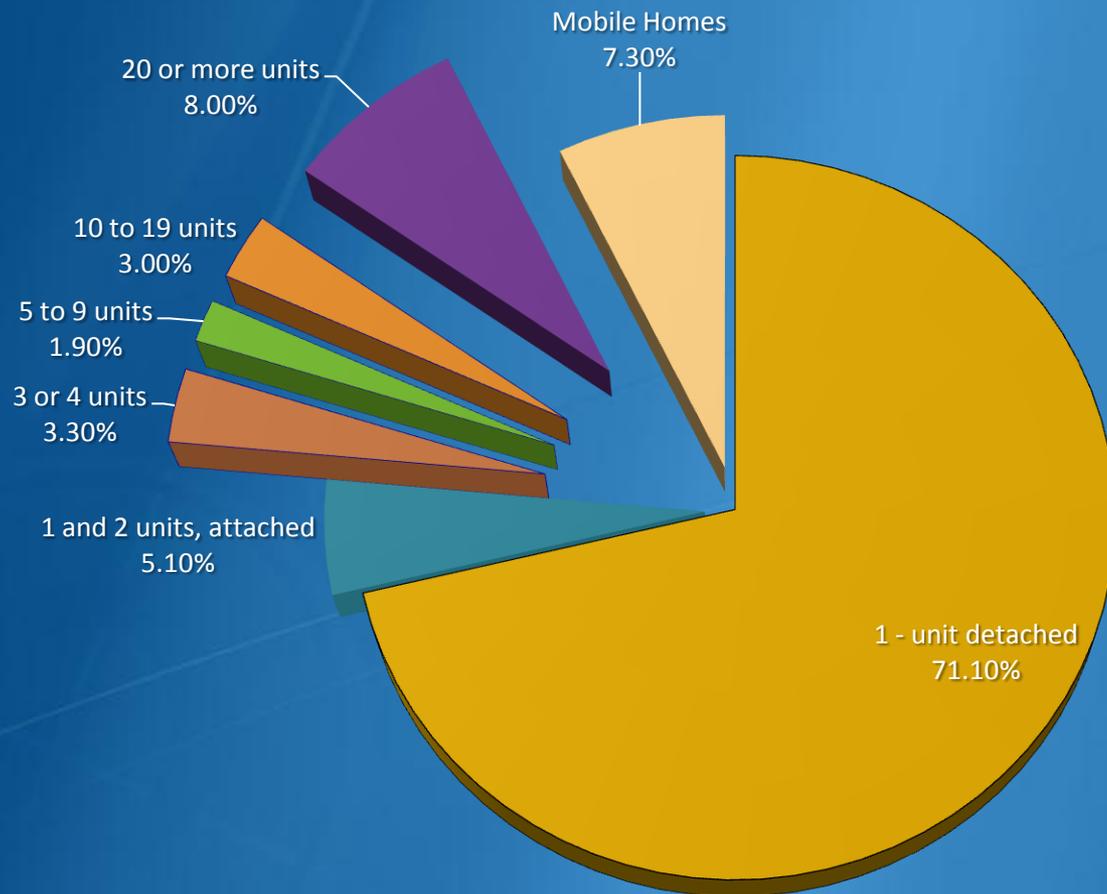


General Plan – Land Use and Housing Policies

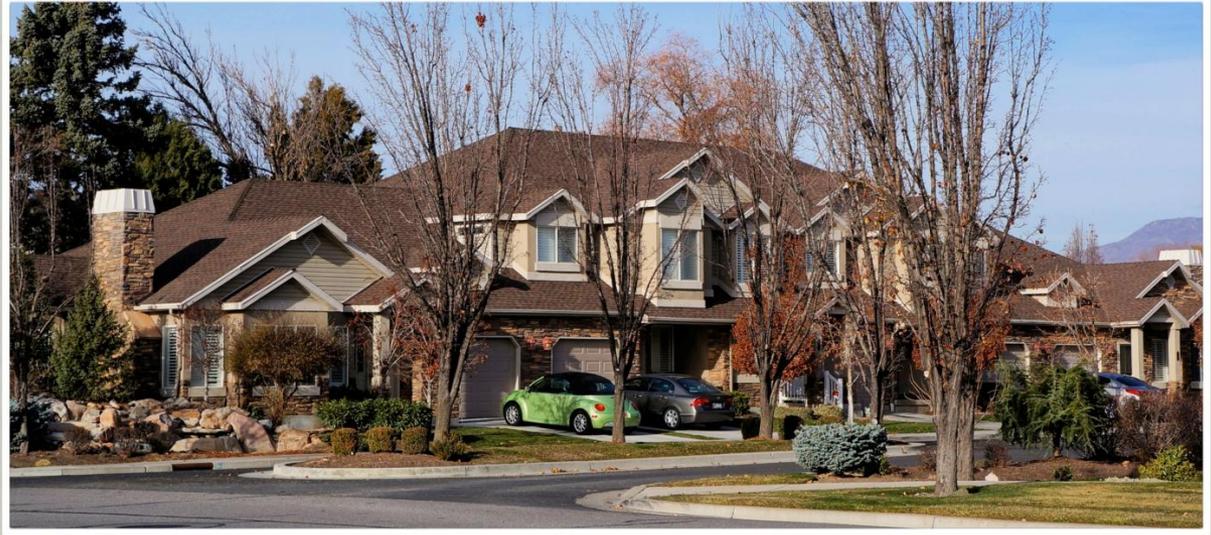
Inventory and Analysis of Multi-Family Housing

- Review of Multi-Family Housing Data
 - 2010-2014 City Permit Data
 - Historic Residential Permit Activity – 1980 to Present
 - Housing Ratios and Breakdowns
 - 2010 Census
 - Detached/Attached
 - 2014 City Land Use Survey
 - Vacant Land Zoned/Planned for Multi-family (Maps)
 - Vacancy Rates, Housing Trends, Etc.
- General Plan - Multi-Family Housing Policies and Analysis
 - Existing General Plan Policies
 - Proposed “Draft” Residential Housing Type Breakdown
 - Proposed Targeted MF Housing Types
 - Senior/Active Adult
 - Mixed-Use/Transit-Oriented Development
 - Missing Middle
- Growth Scenarios/Visioning
 - Baseline vs. Alternative Growth Scenarios
 - Infrastructure Master Plans – Future Service Needs
 - Envision Tomorrow Plus (ET+) Growth Scenario Model
 - Analysis of Job Base, Tax Base and Housing Balance
 - Market/Economic Forces
 - Implementation Framework
 - How to Achieve Preferred Scenario (Vision/Goals)
 - Information and Data-Based Tools

2010 Census – Housing Type Percentages



Number indicates "units in structure"

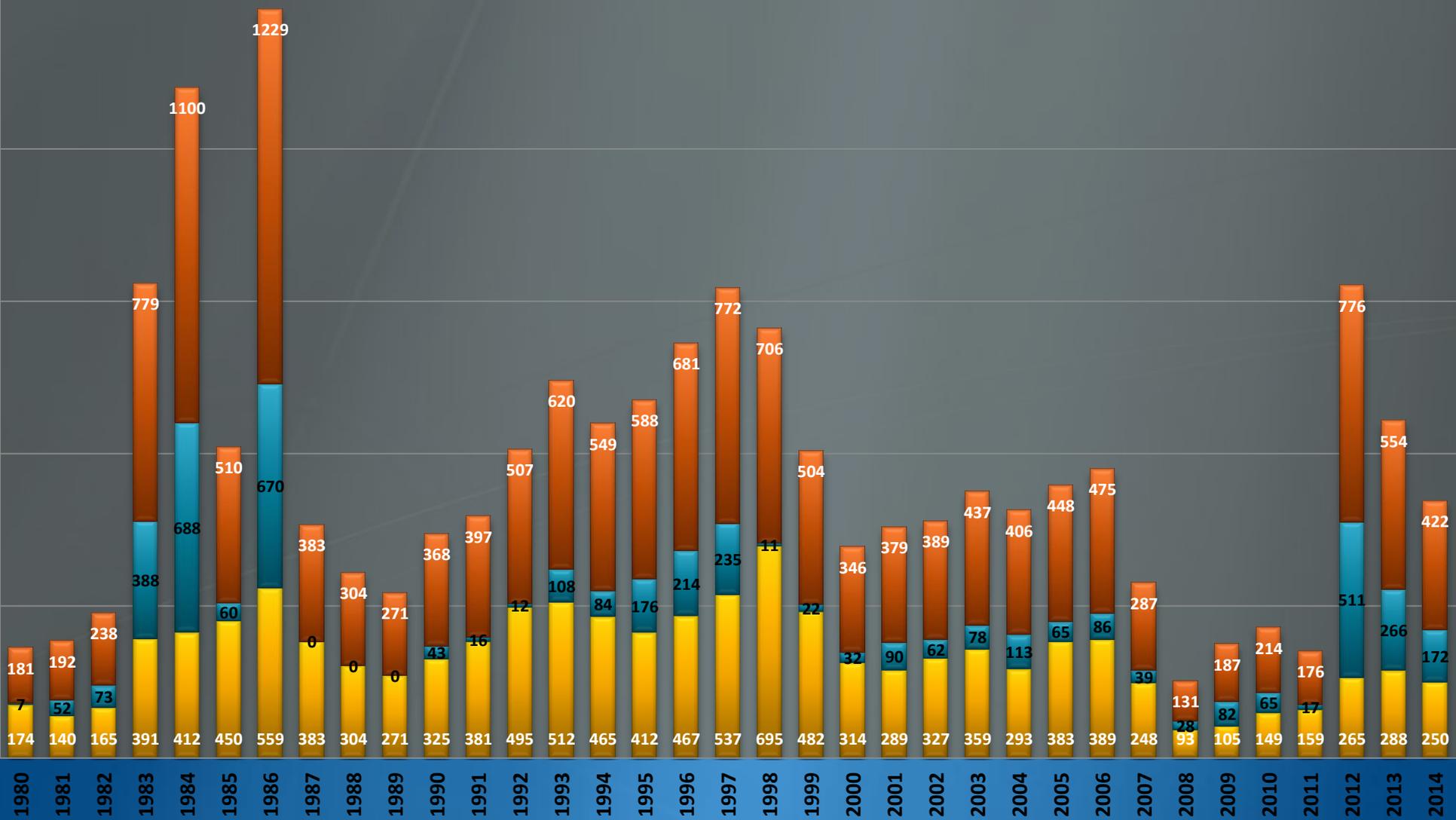


Single and Multiple Family Residential Building Permits 2004 - 2012

YEAR	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014 ^{est}
SF Res.	293	383	389	248	93	105	149	159	265	288	250
Apts.	54	0	10	0	12*	12*	12*	0	466	244	167
TH	59	65	76	39	16	70	53	17	45	22	6
TOTAL	406	448	475	287	131	187	214	176	776	554	422

Ytd – Year to date through April 2014 * Creekside Village (stacked unit condos)

Residential Permits - 1980 to 2014



■ Single Family
 ■ Multiple Family
 ■ Total

Vacancy Rates, Trends, Etc.

Layton/Davis Co. area – one of only two sub-markets with declining vacancy rates (3.1 – 5.0%).

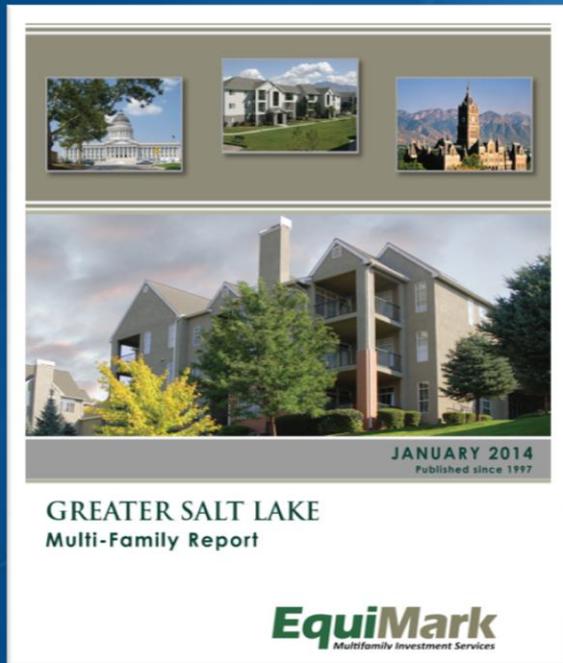
Renters migrating north in search of more affordable housing.



Davis County is obviously seeing a housing dynamic change as people choose to rent as opposed to owning.
- Cushman & Wakefield

Despite the 900+ MF units added since 2010, the Layton market remains strong.

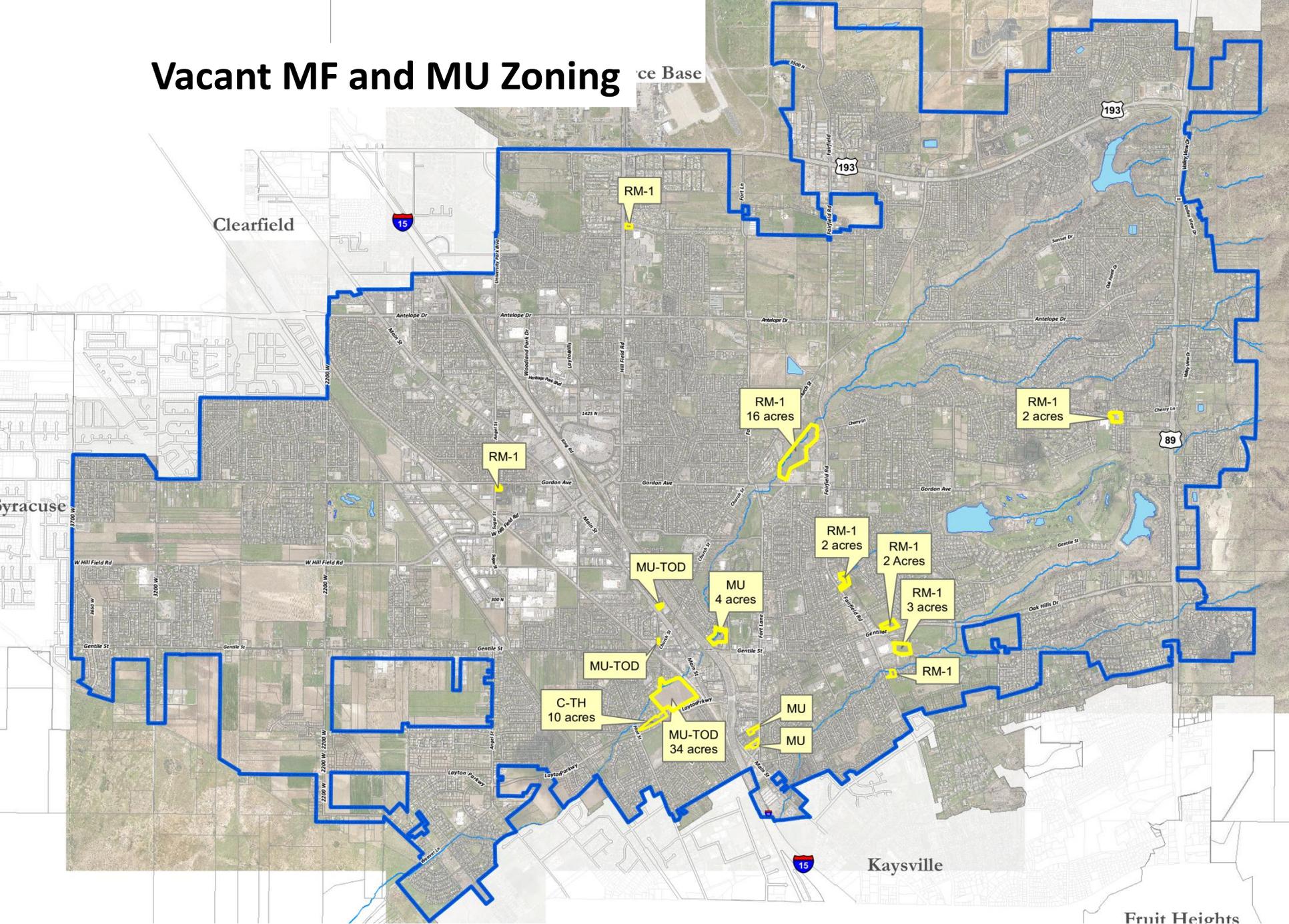
650 of the new 900 units are Class "A".



Layton (similar to Davis Co. and Wasatch Front) is experiencing very low vacancy rates and rental rates continue to increase.



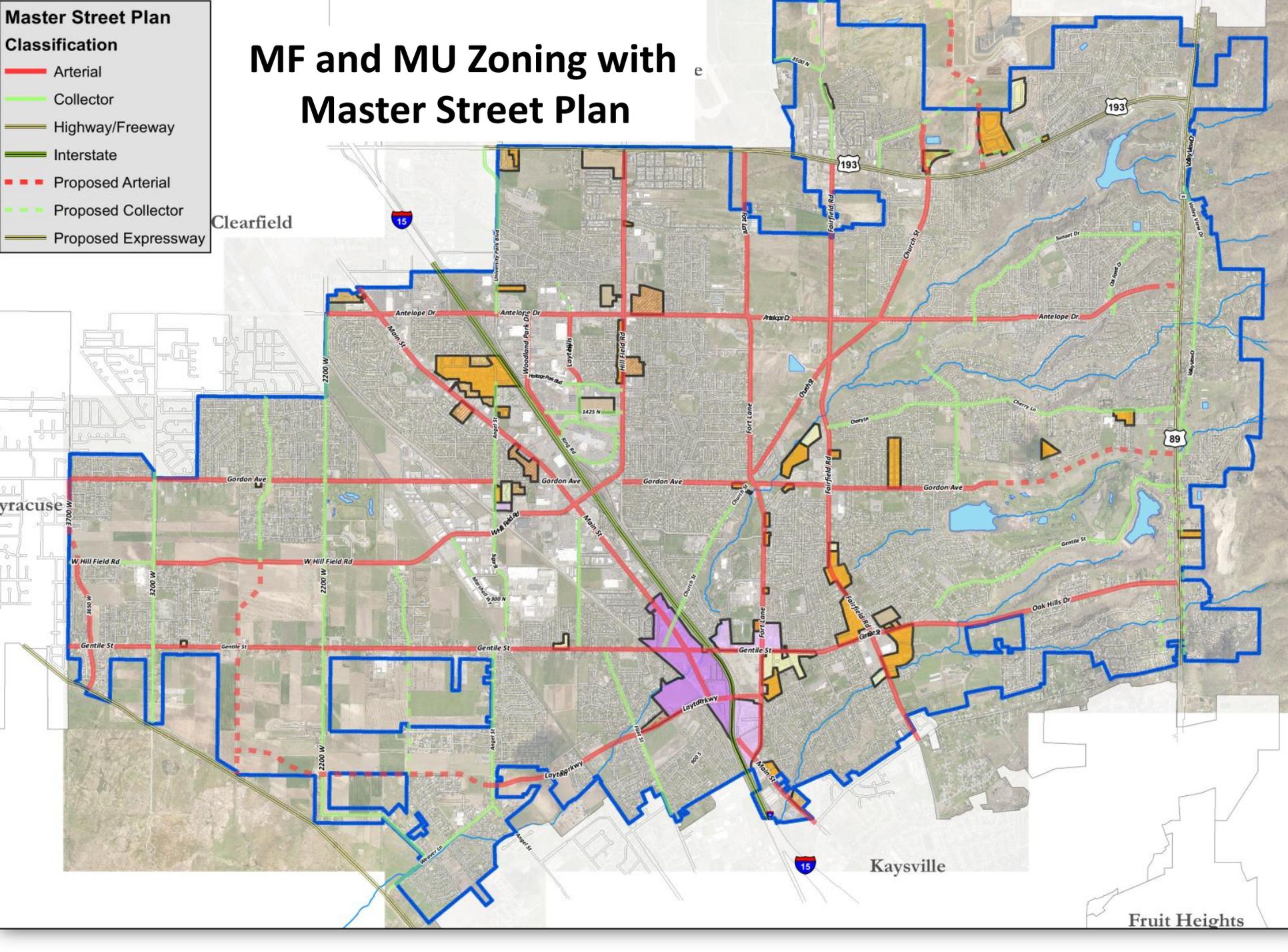
Vacant MF and MU Zoning



Master Street Plan Classification

- Arterial
- Collector
- Highway/Freeway
- Interstate
- Proposed Arterial
- Proposed Collector
- Proposed Expressway

MF and MU Zoning with Master Street Plan

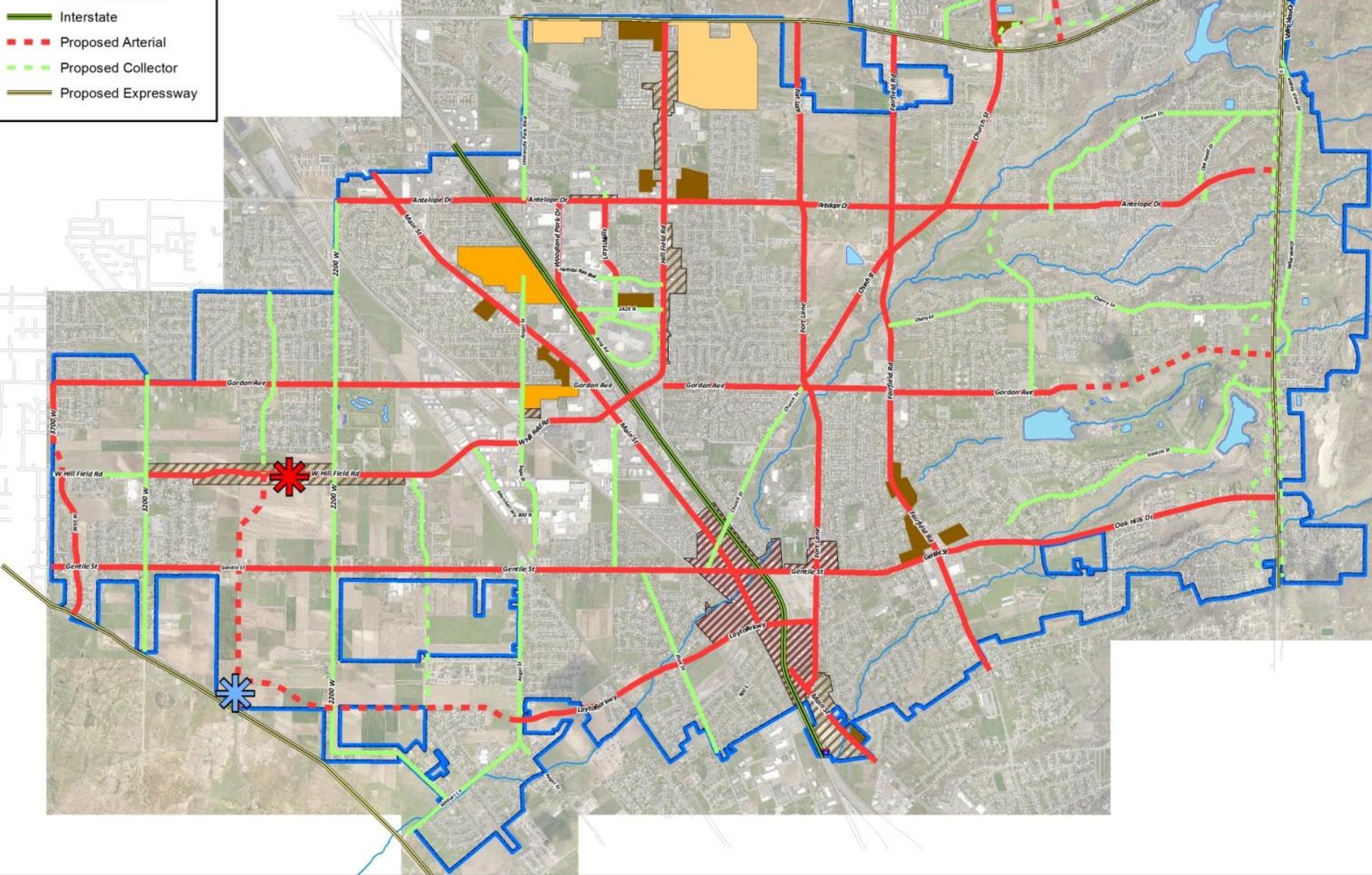


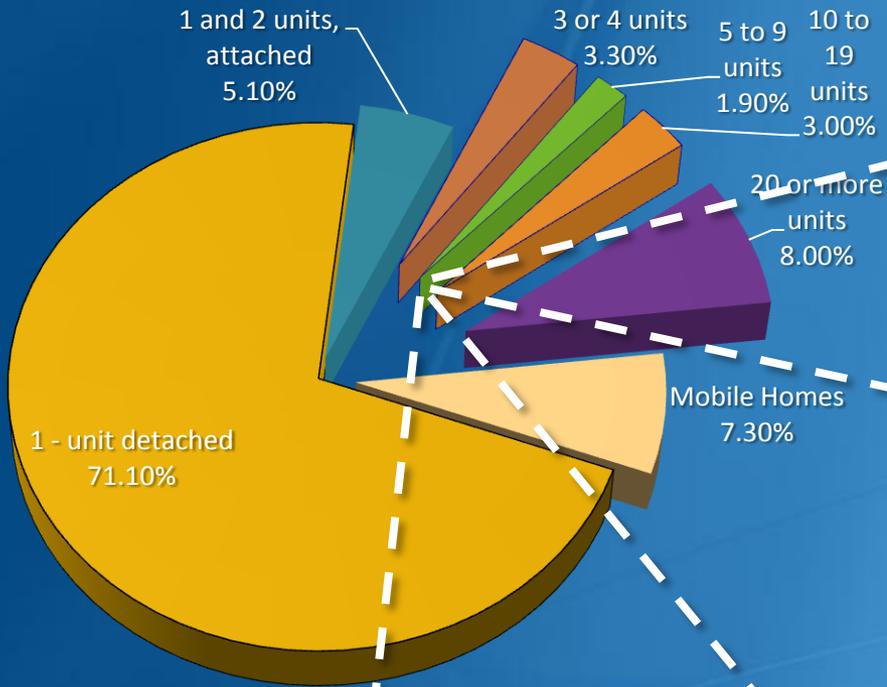
Master Street Plan

Classification

- Arterial
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- Proposed Arterial
- Proposed Collector
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MF and MU General Plan with Master Street Plan





4.8% in R-H Zone

MF = +/-20% of Housing Stock

Multi-Family Residential in Other Communities
Stacked Flat Condos, Townhomes, Duplex, Small Apartment Buildings

The Missing Middle

and Missing End (Senior)



Missing Middle Housing



Scale Between Single Family Housing and Stacked Flats



SINGLE FAMILY		
% of Total Housing Stock	73% of Total	
% of SF Housing Stock		*not to exceed 25%
General Housing Types	Single Family Detached	Single Family Attached
Density	0-6 u/ac	6-12 u/ac
Housing Types	Estate Lot SF	Twin Home
	Large Lot SF	Tri-plex/Four-plex/five-plex
	Small Lot SF	6 max connected Townhomes
	Bungalow Court	Courtyard Homes
	Patio Homes	Bungalow Court

*Single Family Attached shall be limited to 25% of Single Family Housing Stock



Townhomes – Salt Lake



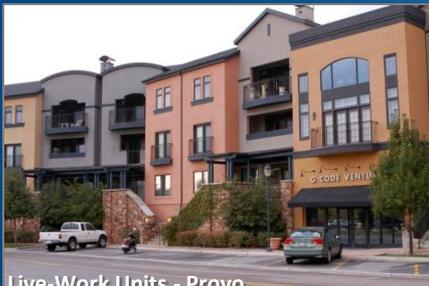
Apartment Complex - Farmington



Townhomes (rear-loaded) - Sandy



Apartment Complex - Layton



Live-Work Units - Provo



Townhomes - Kaysville



Condominium Complex – Layton



Apartment Complex - Layton



Mansion Home – Farmington



Mansion Home – S. Jordan



Apartment Complex – Fruit Heights



Apartment Complex – Layton

MULTI-FAMILY			
% of Total Housing Stock	20% of Total		
% of MF Housing Stock	15%		*not to exceed 5%
General Housing Types	Missing Middle	Multi-Family	Multi-Family
Density	10-16 u/ac	16-24 u/ac	24+ u/ac
Housing Types	Townhomes 7+ units Connected	Apartment Building	Apartment Building
	Courtyard Apartments	Apartment Complex	Apartment Complex
	Stacked Townhomes	Condominium Building	Condominium Building
	Mansion Home	Condominium Complex	Condominium Complex
	Mansion Flat		
	Live-Work Units		

*High Density Residential shall be limited to 5% of the Total Housing Stock.

Other Housing Types: TOD, Senior, Mobile Homes



Kays Crossing TOD - Layton



Kays Crossing TOD - Layton



Legacy Village Continuing Care Facility - Layton



Legacy Cottages Senior Apartments (proposed) - Layton

OTHER			
% of Total Housing Stock	7% of Total	Not Included	Not Included
General Housing Types	Mobile Homes	Senior Housing/ Assisted Living	MU & MU-TOD
Density	8 Units/ Acre		
Housing Types		Apartment Bulding	Stacked Flats
		Apartment Complex	Mixed Use Building
		Condominium Building	Live/Work Units
		Condominium Complex	
		Skilled Nursing Facility	

Recommended Overall Housing Stock Breakdown and Percentages

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	Mansion Flat		
	Live-Work Units		

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		Condominium Complex	
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Project Update and Overview

Local Planning Resource Program Agreement

8+ Month Process



Impactful Vision to secure strategic, functional and visual cohesion for the future.

AND

Implementation Strategy that guides how we fit the pieces together to be a great place.



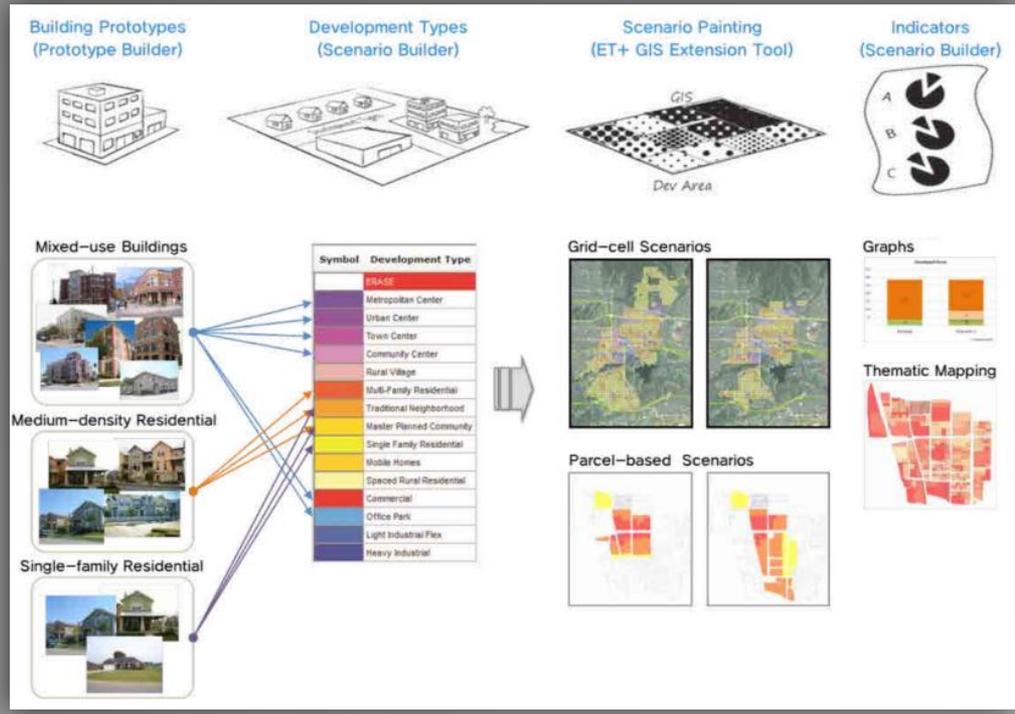
Growth Scenarios & Visioning Project

**Months
4 - 5**

**Analyze Data, Scenario
Development**



- **Develop time horizon**
- **Evaluate data sets**
- **Develop baseline scenario and model alternative scenarios with input and analysis from Technical Advisory Group**
- **Stakeholder training and preparation for Public Workshops**



Growth Scenarios & Visioning Project

**LAYTON CITY GENERAL PLAN
LAND USE & POPULATION ELEMENT
GOAL AND POLICY RECOMMENDATIONS**

HOUSING

DRAFT for review – 09-19-13

Multi-Family Policies

1. As the City moves towards build-out, Multi-family development should not comprise more than 15.20% of the total city housing stock, with no more than 5% of the housing stock being high-density development (R-H zone - 24+ u/a).
2. As the City moves towards build-out, the amount and type of Single-Family, Multi-Family and Mobile Homes should be based on the following table:

HOUSING STOCK PERCENTAGES AND BREAKDOWNS

SINGLE FAMILY		
% of Total Housing Stock	73% of Total	
% of SF Housing Stock	*not to exceed 25%	
General Housing Types	Single Family Detached	Single Family Attached
Density	0-6 u/ac	6-12 u/ac
Housing Types	Estate Lot SF	Twin Home
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	Mansion Home	Condominium Complex	Condominium Complex
	Mansion Flat		
	Live-Work Units		

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OTHER			
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Density	8 Units/ Acre		
Housing Types		Apartment Building	Stacked Flats
		Apartment Complex	Mixed Use Building
		Condominium Building	Live/Work Units
		Condominium Complex	
		Skilled Nursing Facility	

~~3. Age-restricted senior housing, assisted living facilities, and skilled nursing facilities are not to be considered as part of the overall housing stock percentages and breakdowns. These types of housing are to be examined separately in terms of location considerations and community impacts. The City should examine the value of creating zoning and design guidelines for these types of facilities.~~

~~4. Residential development in the Mixed-Use (MU) and Mixed-Use TOD (MU-TOD) zoning districts are not to be considered as part of the overall housing stock percentages and breakdowns. Housing in Mixed-Use zoning districts should be examined separately based on the guidelines of the MU and MU-TOD zones.~~

~~2. New "High Density" (RM-2 and R-H) multi-family developments should be Class "A" with high quality home and community amenities.~~

~~23. As a general rule, large- the design of a multi-family dwelling projects complex or community should provide access onto an arterial streets and any access onto local streets should be for secondary or emergency purposes only.~~

~~34. Multi-family subdivisions (e.g., Lakewood Subdivision) should not be allowed; rather, small, multi-family dwellings (2-4 units) should be dispersed throughout the city, used transitionally from arterial streets to lower-density residential dwellings (See Policy #5 under Single-Family).~~

~~45. Planned Residential Unit Developments should be encouraged for multi-family developments.~~

~~5-6 As a general rule, A-a verifiable vacancy rate of 57% or less should be established in multi-family units before rezoning as a -for consideration for rezoning additional acreage for such uses.~~

~~6-7 The depth of large-scale multi-family developments complexes or communities off of arterial streets should be examined for possible impacts on single-family residential areas. Projects should be encouraged to spread-outhave frontage along the street rather than develop at great depth into the block.~~

~~7-8 As multi-family dwellings should be located abutting arterial streets, it is important that adequate safety provisions, such as fencing, be included along the streetside of the project. This is especially important for those complexes which allow-children are designed for families with children.~~

~~8. Multi family densities should be based on the following:~~

R-2	10 units/acre
R-2A	12 units/acre
R-M1	14 units/acre
R-M2	21 units/acre
R-H	26 units/acre

Completed

9. ~~Conditional zoning, similar to that used for commercial purposes~~Where additional site and building design compatibility is needed, Development Agreements; should be applied to multi-family zoning designations.
10. Layton City should establish specific Arterial Street Infill Compatibility Standards for the review and approval of single and multi-family attached developments along arterial streets. Such standards should take into account criteria such as height, bulk, setback, building design, and lot depth to insure compatibility with the surrounding neighborhood.
11. The City should establish density range and compatibility standards for each specific arterial street corridor. Each corridor should be examined in terms of existing land use, vacant developable land and surrounding context (i.e. height, bulk, setback and lot depth).
11. An annual accounting and review process should be established to track and categorize all new residential housing units. An annual report should be created each calendar year and presented to the City Council and Planning Commission which provides an analysis of the updated housing types and percentages.

MOBILE HOMES

Policies

1. At build-out, Mmmobile homes should not constitute more than 5% of the total city housing stock; however, privately owned mobile home subdivisions should be excluded from this restriction.
2. As a general rule, Aa verifiable vacancy rate of 5% or less should be established in mobile home parks before rezoning additional acreage for such uses.
3. Mobile home parks should access onto arterial streets and any access onto local streets should be for emergency purposes only.
4. Layton City should encourage mobile home subdivisions in which the structures are permanently anchored and the lot is owned by the mobile home resident.

Cottage Home Example



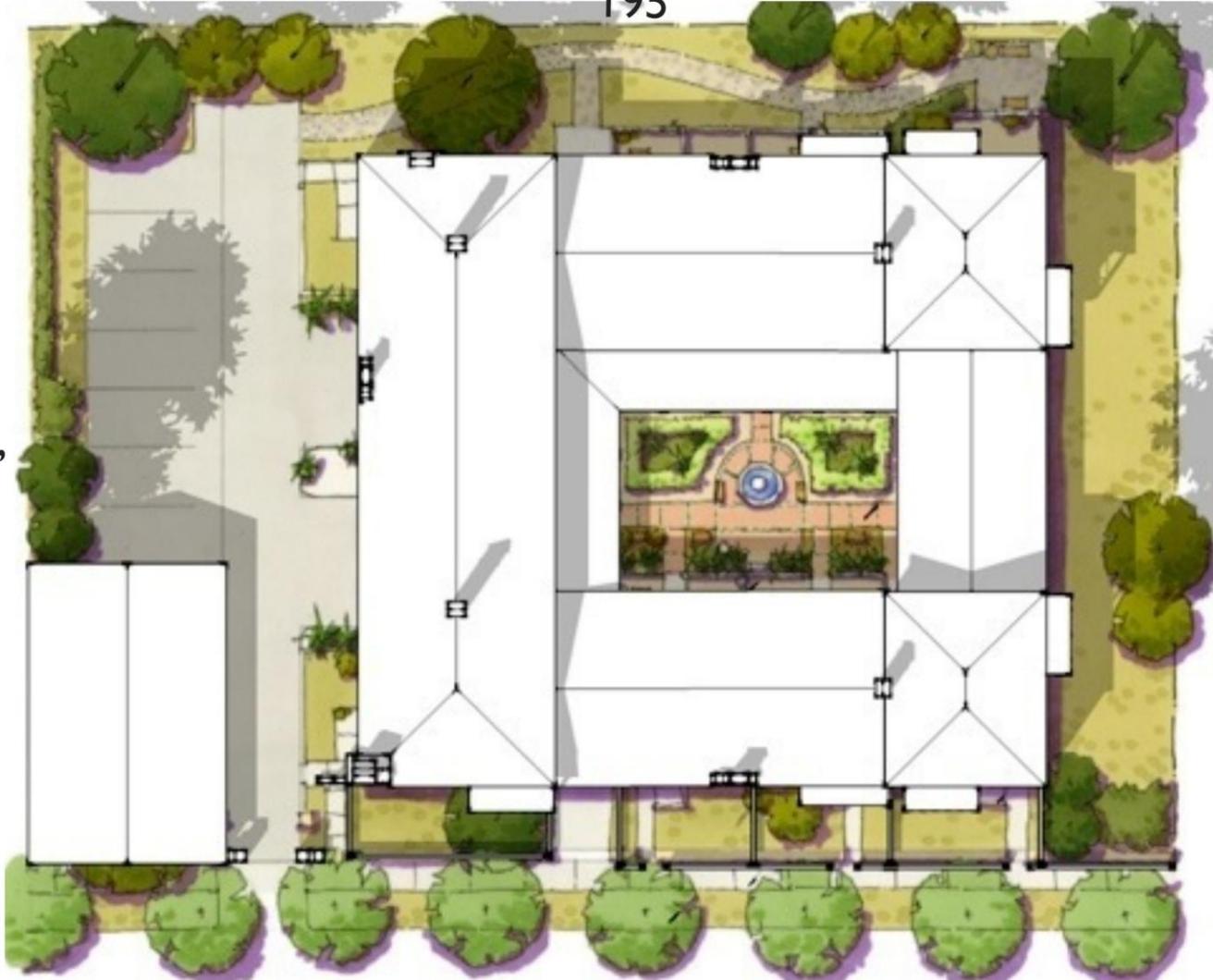
20 dwelling units/acre

Courtyard Housing



195'

95'





Units	Density
9	22 DU/Acre



4-Plex Integrated into Primarily Single Family Block



Layton City General Plan

Recommended Land Use Map and Arterial Street Density Range Recommendations

Layton City General Plan

Legend

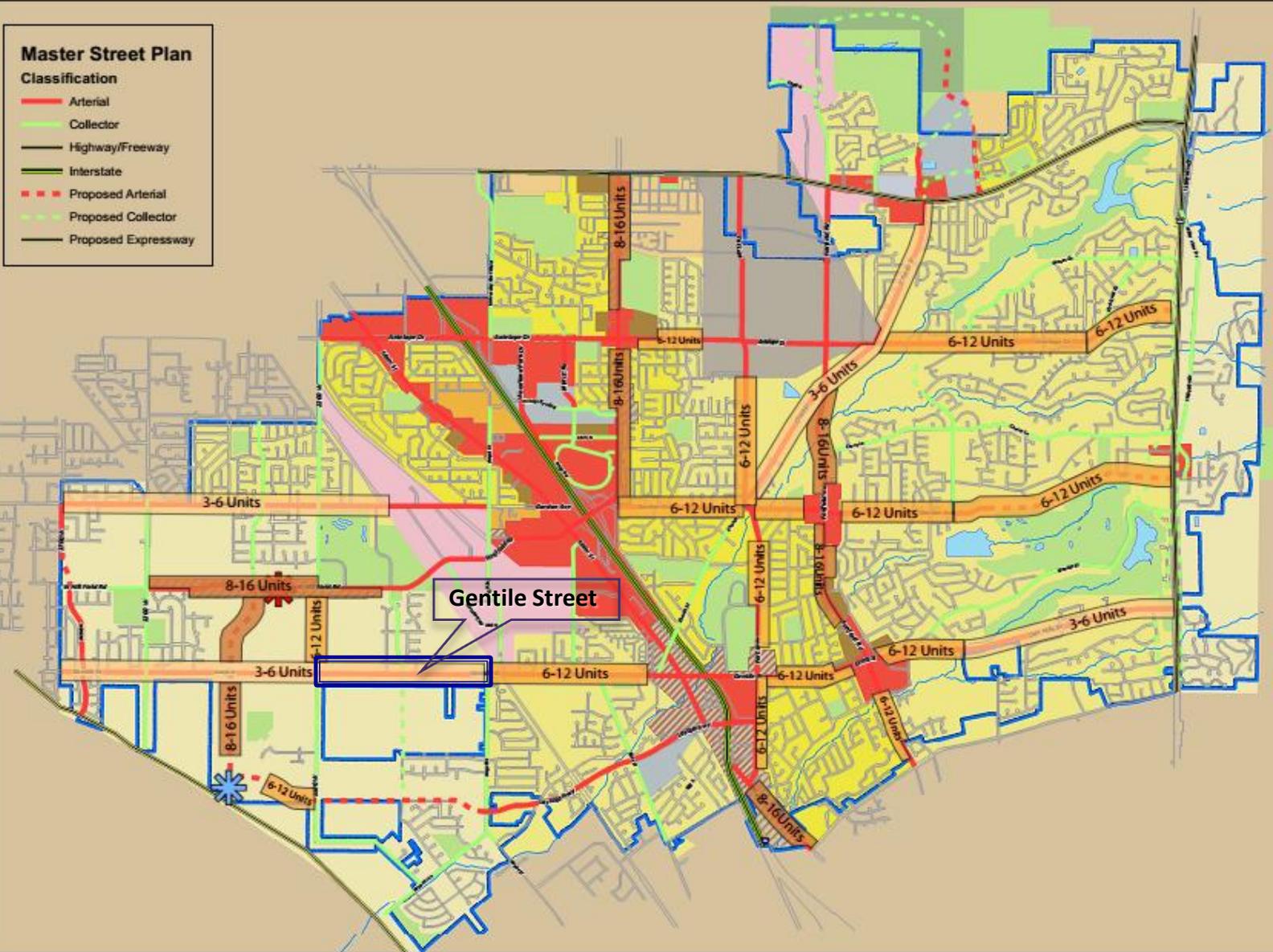
- Lake
- Stream
- General Plan**
 - Agricultural Holding Zone
 - Business/Research Park
 - Commercial
 - High Density Over 16 Unit
 - HR AFB Easement Area
 - Low Density 0-3 Units
 - Low Density 2-4 Units
 - Low Density 3-6 Units
 - MU
 - MU-TOD
 - Manufacturing
 - Medium Density 8-12 Units
 - Medium Density 8-16 Units
 - Mixed Use
 - Open Space/Public Fac
 - Professional Business

This map is an abstract representation of the adopted policies which make up the Layton City General Plan. This general representation is without scale and should not be used to determine specific land use on individual parcels, nor should the boundaries shown between land uses be interpreted to be exact.



Master Street Plan Classification

- Arterial
- Collector
- Highway/Freeway
- Interstate
- Proposed Arterial
- Proposed Collector
- Proposed Expressway

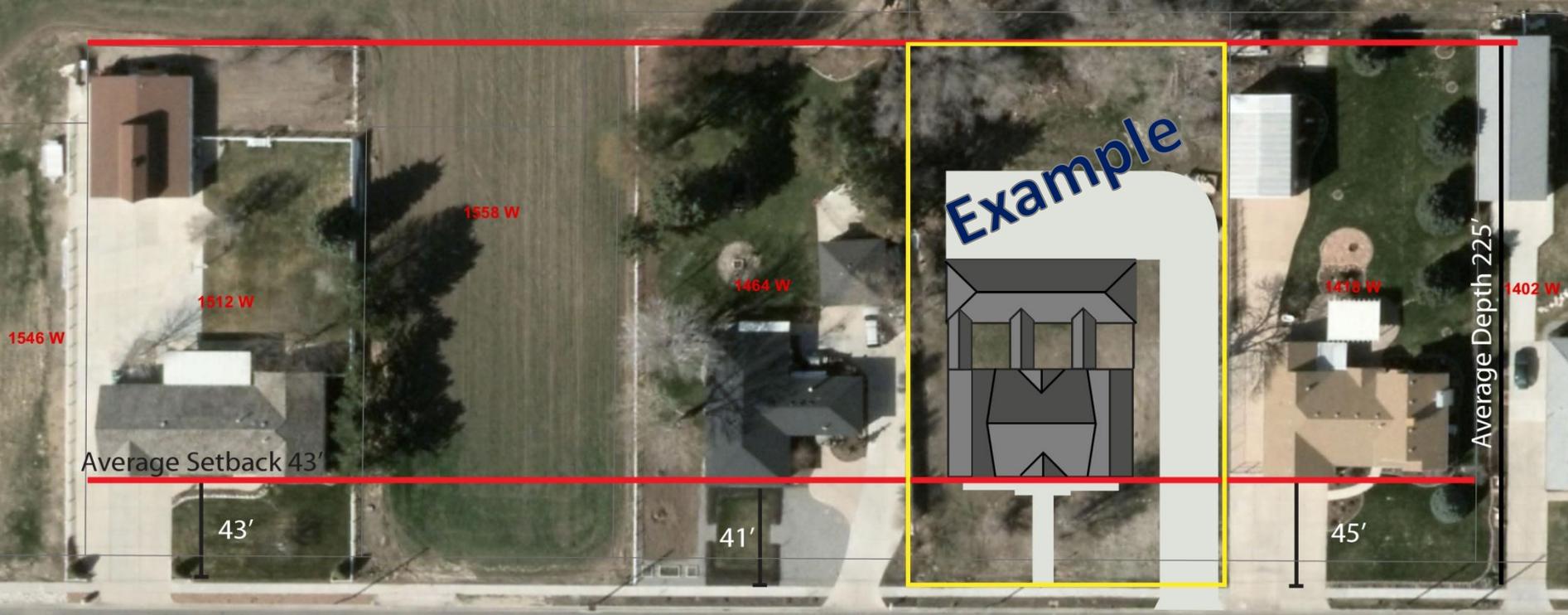


Arterial Street Infill Compatibility Standards



Arterial Street Infill Compatibility Standards

Mansion Home Example



Example

Average Setback 43'

Average Depth 225'

Gentile

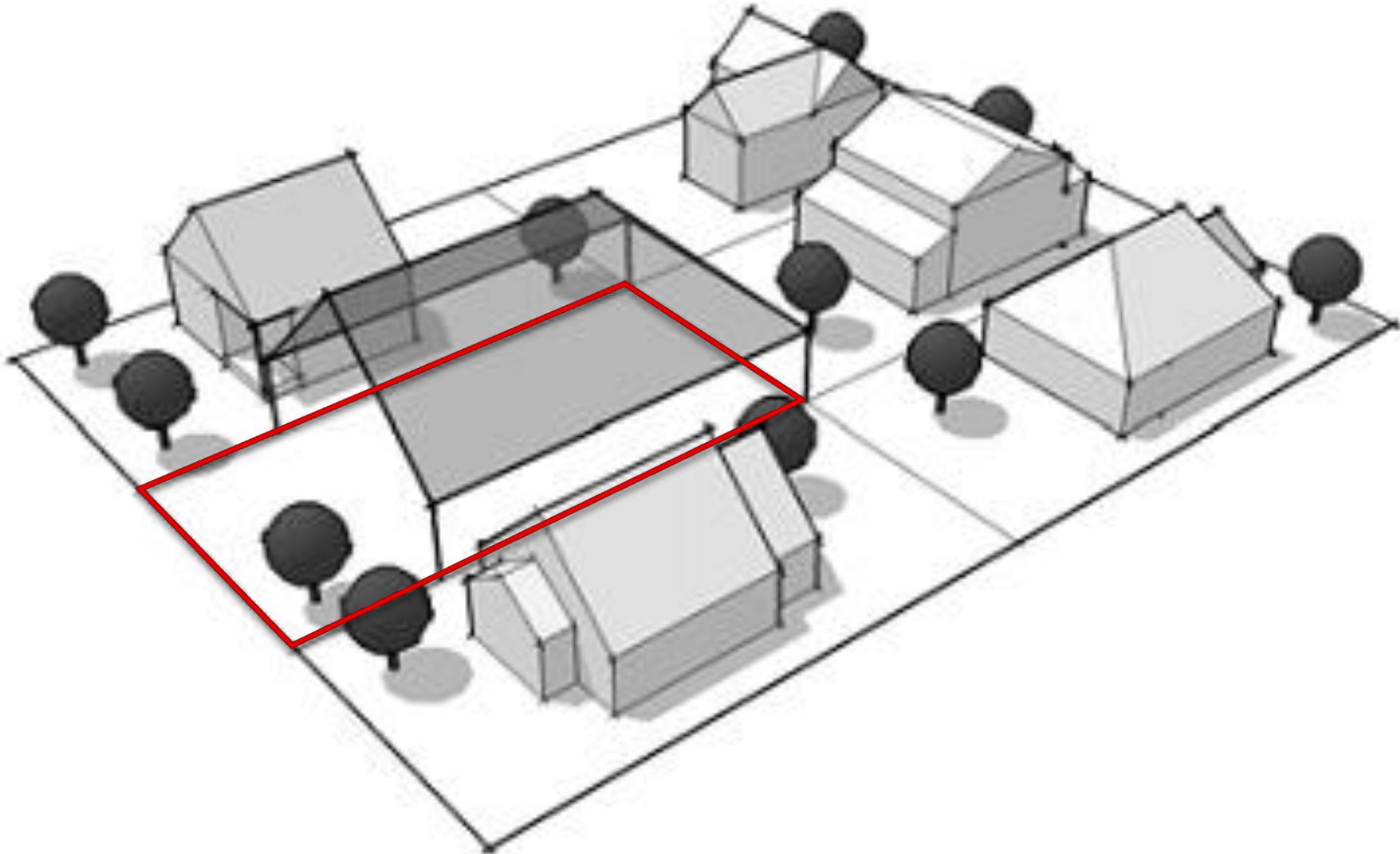


1 inch = 60 feet

Measurements
Average Lot Depth - 225'
Average Front Setback - 43'
Maximum Height Limit - 35'

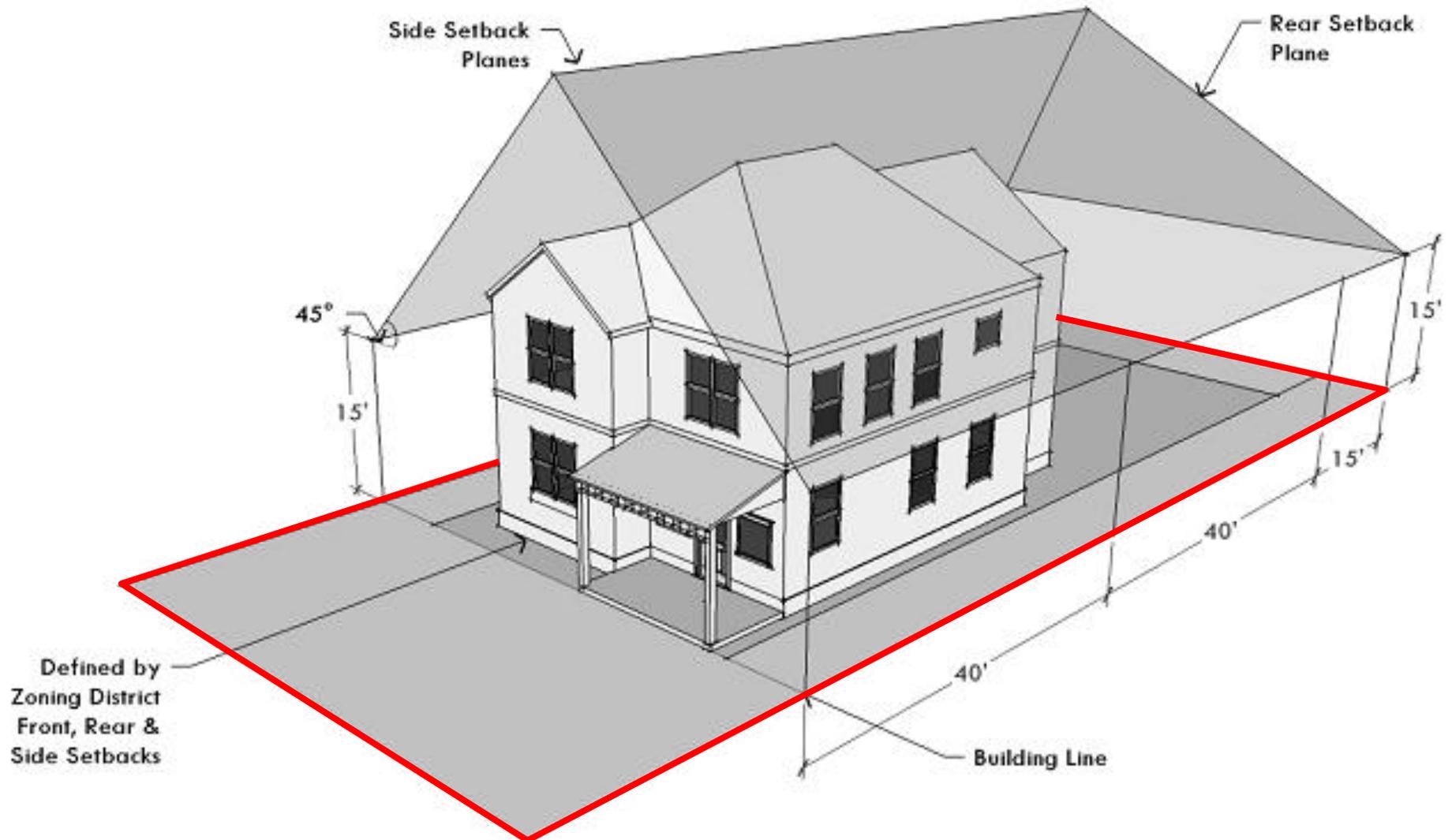
Arterial Street Infill Compatibility Standards

Building Envelope



Arterial Street Infill Compatibility Standards

Building Envelope Detail



Arterial Street Infill Compatibility Standards

Mansion Home Example

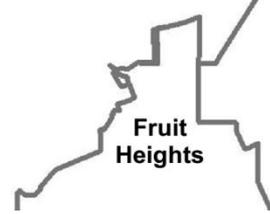
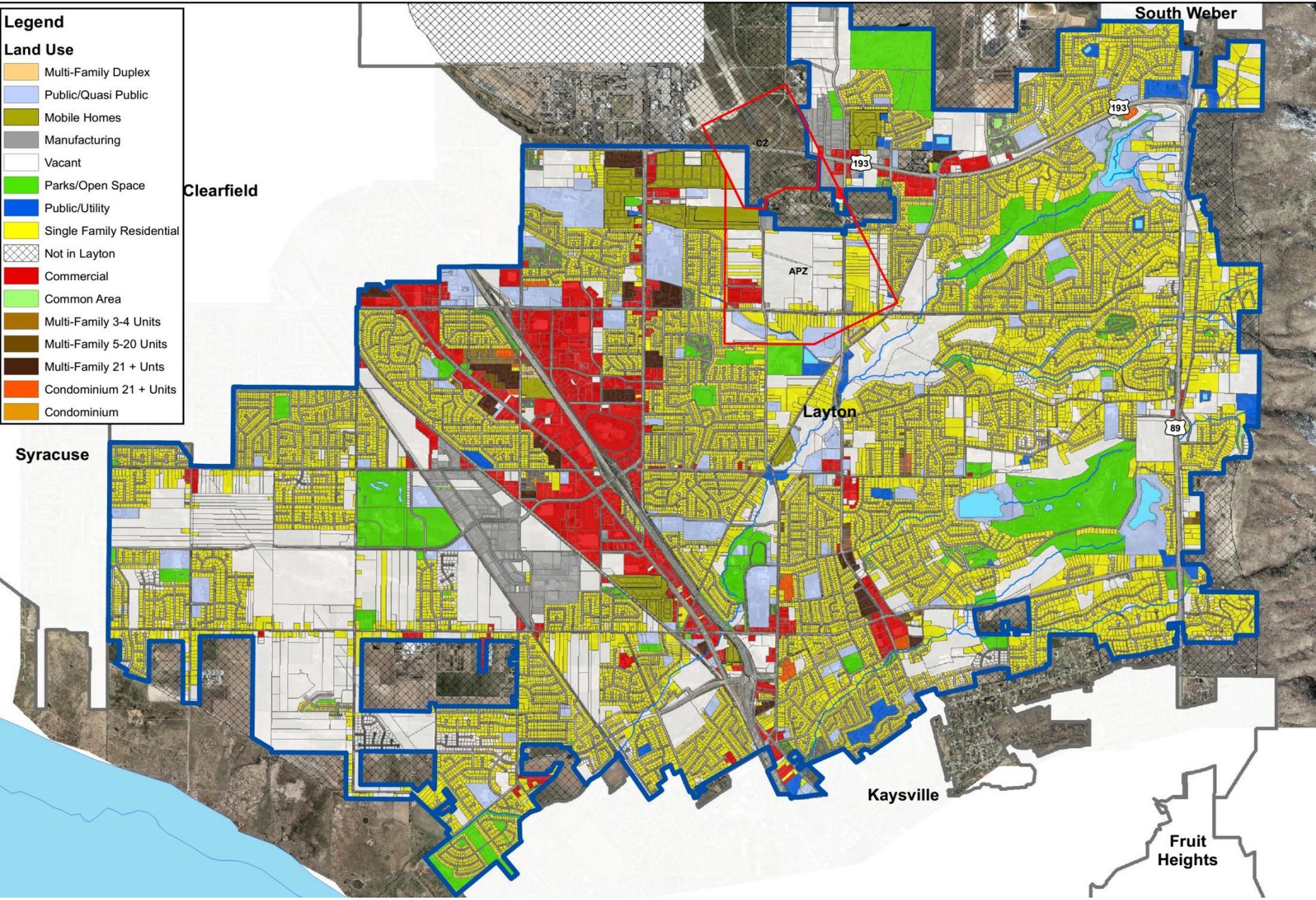
Photo Visualization



Legend

Land Use

- Multi-Family Duplex
- Public/Quasi Public
- Mobile Homes
- Manufacturing
- Vacant
- Parks/Open Space
- Public/Utility
- Single Family Residential
- Not in Layton
- Commercial
- Common Area
- Multi-Family 3-4 Units
- Multi-Family 5-20 Units
- Multi-Family 21 + Units
- Condominium 21 + Units
- Condominium



Clearfield

South Weber

Layton

Kaysville

Syracuse

Fruit Heights

CZ

APZ

193

193

89

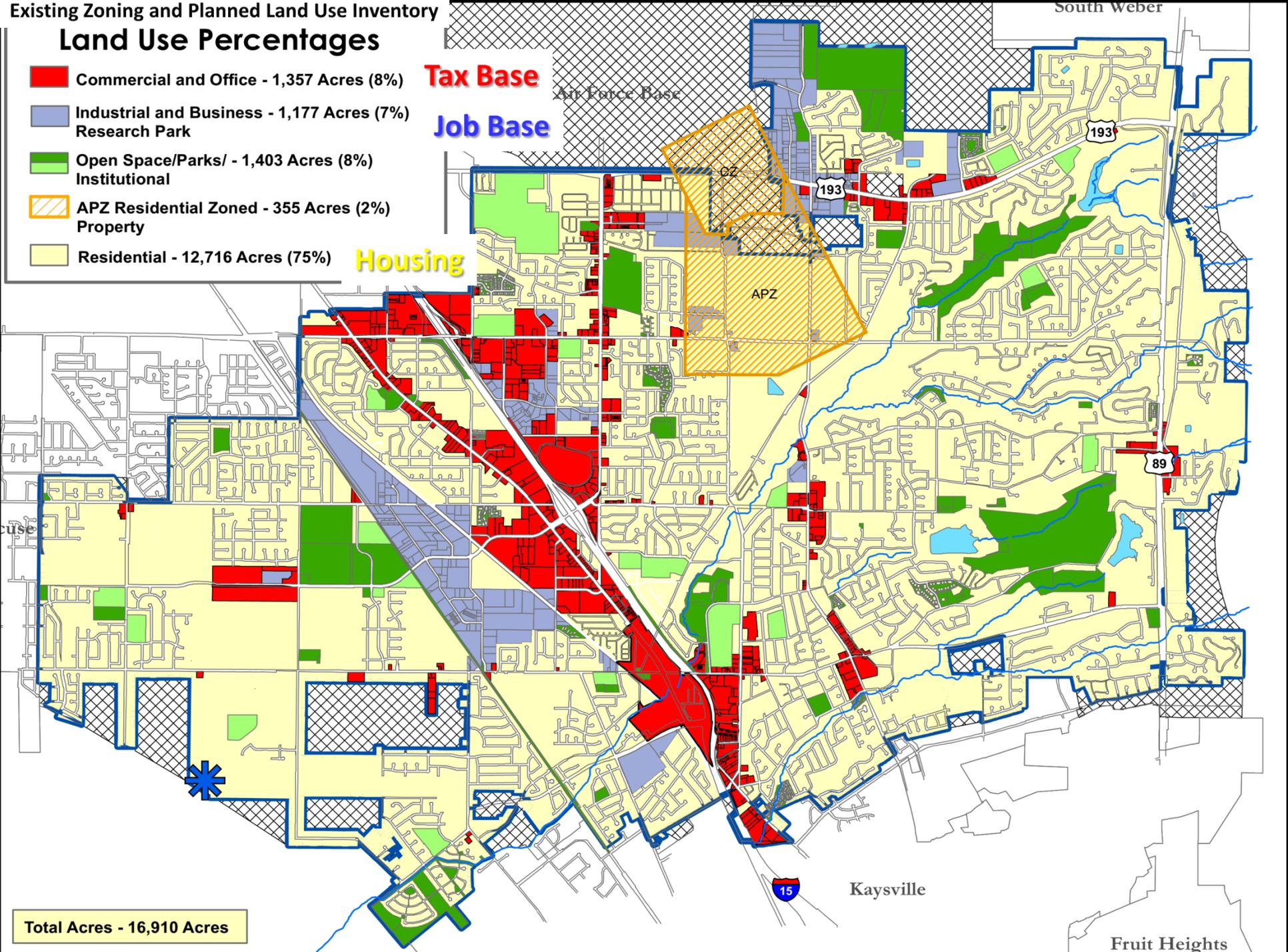
Land Use Percentages

- Commercial and Office - 1,357 Acres (8%)
- Industrial and Business - 1,177 Acres (7%)
Research Park
- Open Space/Parks/ Institutional - 1,403 Acres (8%)
- ▨ APZ Residential Zoned Property - 355 Acres (2%)
- Residential - 12,716 Acres (75%)

Tax Base

Job Base

Housing



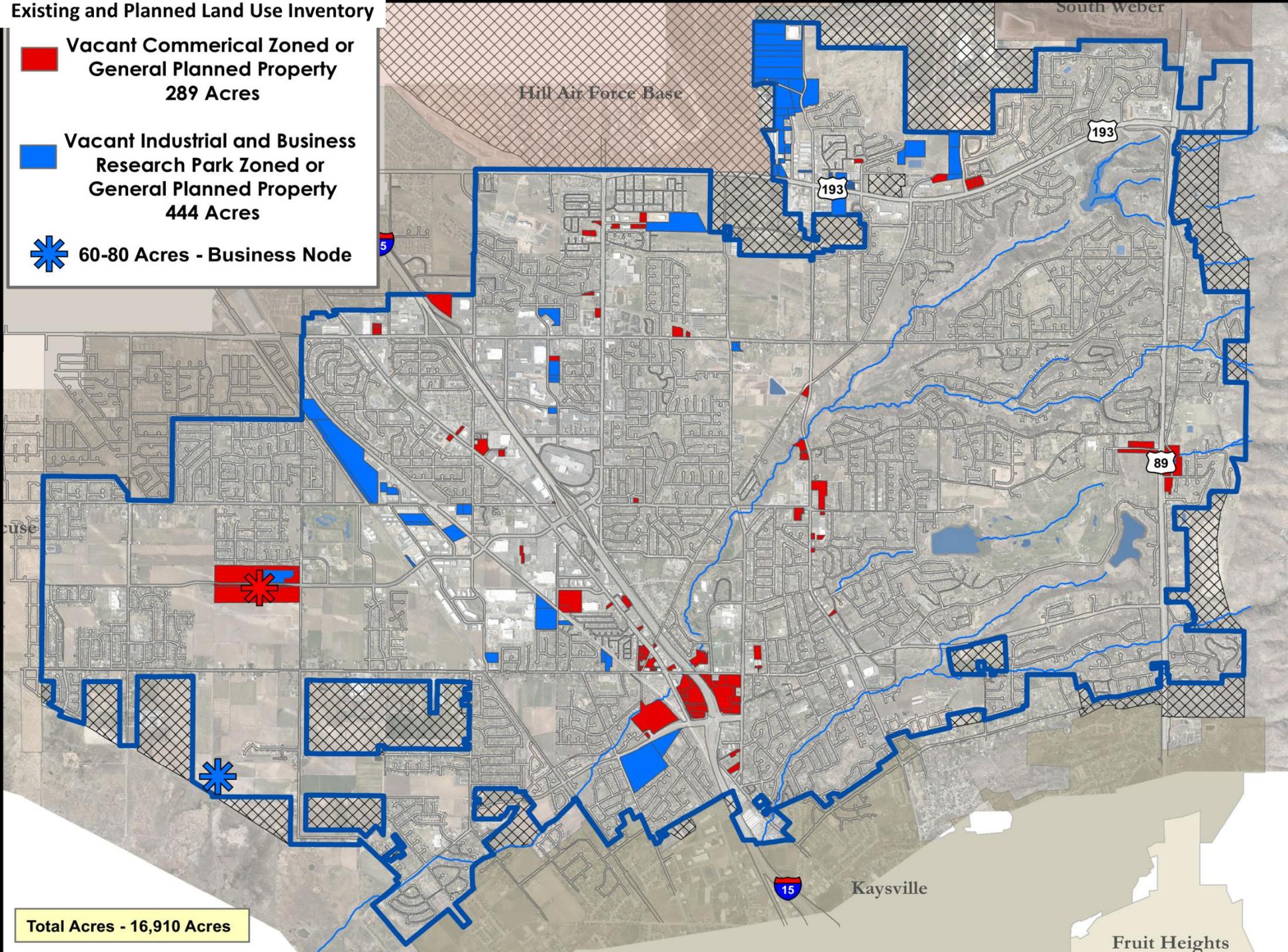
Total Acres - 16,910 Acres

Existing and Planned Land Use Inventory

 Vacant Commerical Zoned or General Planned Property
289 Acres

 Vacant Industrial and Business Research Park Zoned or General Planned Property
444 Acres

 60-80 Acres - Business Node



Total Acres - 16,910 Acres