



The City of North Kansas City, MO utilized a large portion of a redevelopment site for an infill neighborhood development. This redevelopment integrated a mix of housing types including senior apartments, apartments, townhomes, patio homes and detached dwellings on a variety of lot sizes.



Rural residential development patterns further provide housing options for residents.

Rural residential development patterns are typically found on the edges or outskirts of many communities.

WHAT PLANCHEYENNE SAYS...

PlanCheyenne recognizes that having a variety of housing options and strong neighborhoods are key to retaining and enhancing the quality of life in Cheyenne.

Neighborhoods that incorporate a variety of lots sizes and housing types will:

- Provide housing options for a variety of lifestyles and stages of life;
- Create strong, well-connected and stable neighborhoods;
- Strengthen urban and rural housing patterns;
- Promote fiscally sound development patterns;
- Support a variety of transportation options; and
- Support vital and viable “Activity Centers” with well-connected, walkable neighborhoods.



WHAT IS DENSITY?

Density is commonly referred to as amount of residential development allowed on a parcel or property. Density is typically measured by the number of units per acre - the larger number of units per acre, the higher the density. Gross density includes Public Rights-of-Ways and public spaces, such as roads and parks. Net density does not include these features and instead includes just area devoted to the residential structures. Density of commercial development is not typically measured this same way, the intensity of development is occasionally measured by a method called Floor Area Ratio (FAR).

Gross Density =

Total Residential Units / Total Acres of Development

Net Density =

Total Residential Units / Total Acres of Development
(Excludes Roads, Parks and Other Public Rights-of-Ways)

Although these measures reflect the intensity of uses and can be helpful in measuring the impacts on public facilities when considered across broad areas, they are incomplete in determining the character of areas or assuring compatibility of uses and building across sites.

Primary Residential Zoning Districts: Lot Sizes for Building Types

Zoning District	"Single Family"	"Townhouse" and "du-plex"	"Multi-family"
RR	1.5 ac.	n/a	n/a
LR-1	9,000 s.f.	4,500 s.f.	n/a
LR-2	9,000 s.f.	4,500 s.f.	n/a
MR-1	7,000 s.f.	3,500 s.f.	2,000 s.f. / du
MR-2	6,000 s.f.	3,000 s.f.	2,000 s.f. / du
HR-1	5,000 s.f.	2,500 s.f.	1,600 s.f. / du
HR-2	5,000 s.f.	2,000 s.f.	1,600 s.f. / du 1,000 s.f. / du (over 3-story)



A variety of residential dwelling types are organized around a common open space and present housing choices within a single neighborhood.

WHAT CURRENT CITY REGULATIONS SAY...

The City of Cheyenne zoning ordinance currently has seven primary residential districts. There are also four "agricultural" districts that are organized around residential development, and one mixed-use district that emphasizes residential use. The seven primary residential districts are distinguished solely by density (lot sizes).

Although most of these districts enable a variety of dwelling types, none of the districts is calibrated to allow the mix of dwelling

types envisioned in *PlanCheyenne*. Rather, the standards for each district appear to be tailored for one preferred housing type, and make other allowable building types either impractical or very difficult due to district wide standards.

These two contrasting issues indicate that density alone will not accurately reflect the different character of existing neighborhoods nor ensure the delivery of the types of new neighborhoods called for in *PlanCheyenne*. *PlanCheyenne* suggests emphasizing integration of multiple housing types with effective transitions to adjacent development projects that form a more balanced neighborhood.

MIXED DENSITY COMPONENTS OF PLANCHEYENNE...

PlanCheyenne is divided into Key Land Use Concepts, Community Foundations and Principles, Land Use Categories and a Future Land Use Map. Within these sections are statements supporting Mixed-Use Development.

KEY LAND USE CONCEPTS:

- Balanced Mix of Housing and Jobs
- Neighborhoods with Housing Choices

COMMUNITY FOUNDATIONS AND PRINCIPLES:

- Growing as a Community of Choice (see *PlanCheyenne* Principles 1.3, 1.4)
- Creating Livable "Hometown Neighborhoods" (see *PlanCheyenne* Principles 2.1, 2.2, 2.3, 2.4, 2.5, 2.6, 2.7)
- Developing in a Fiscally Responsible Way (see *PlanCheyenne* Principles 7.1, 7.2, 7.3, 7.4, 7.5)

LAND USE CATEGORIES AND FUTURE LAND USE MAP

- Mixed-Use Residential Emphasis (Applicable Zoning Districts: MU-R or PUD)
- Urban Transitional Residential (Applicable Zoning Districts: Some A-1, AR, A-2)
- Urban Residential (Applicable Zoning Districts: LR-1 (established), LR-2 (developing), MR-1 (established), MR-2 (developing), HR-1 (establishing), HR-2 (developing))



A healthy neighborhood has a mix of densities and housing types.

From top: low-density detached homes; medium-density attached homes; apartments above retail.

OPTIONS TO CONSIDER...

- Develop a better range of standards and distinctions within allowed building types. For example, a detached house on a 1 acre lot may need different standards than a detached house on a 5,000 square foot lot.
- Consider adding new building types and lot standards. For example detached dwellings on lots as small as 3,000 square feet are not uncommon, and there are a wide variety of building types that may be classified as “multi-family.”
- Tie lot, site, and building standards more closely to practical applications of the specific building types, not necessarily district-wide standards across all building types. District-wide standards should be reserved for those features of development that will ensure that the desirable mix of dwelling types transition effectively, but reinforce neighborhood-wide character.

WHAT IS A STRUCTURE PAPER?

Structure Papers are a series of discussion papers developed in association with the *PlanCheyenne* implementation project. Each paper identifies a central issue from *PlanCheyenne* and discusses how this issue is impacted by current regulations as well as future amendments to the regulations. In addition to the basic information, citations to other resources for further in-depth information on the topics are also included. These Structure Papers are intended as an aid to project participants as they continue to discuss the merits and details of potential implementation strategies.

- Consider an acceptable range of building types for each district and make sure there are meaningful distinctions between different districts.
- Consider adding new residential districts where there are gaps in the ranges of building types allowed by the City’s existing residential districts.

OTHER RESOURCES...

- For the latest project updates, please visit our website. extra.gouldevans.com/PLANCHEYENNEIMPLEMENTATION/index.html
- *Creating Great Neighborhoods: Density in Your Community*, Local Government Commission, U.S. EPA, and National Association of Realtors, September 2003, <http://www.epa.gov/dced/density.htm>.
- *Visualizing Density*, Julie Campoli and Alex MacLean, Lincoln Institute of Land Policy, February 2007, <http://www.lincolnst.edu/pubs>