



Legislation Details (With Text)

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Title: Receive a report, hold a discussion, and provide staff direction regarding Shiloh Village and the concept of community housing (co-housing).
Sponsors:
Indexes:
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Attachments: 1. Exhibit 1 - Shiloh Village Presentation, 2. Exhibit 2 - Staff Presentation

Date	Ver.	Action By	Action	Result
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Agenda Information Sheet

DEPARTMENT: Development Services

CM: Todd Hileman

Date: May 9, 2017

SUBJECT

Receive a report, hold a discussion, and provide staff direction regarding Shiloh Village and the concept of community housing (co-housing).

BACKGROUND

In May 2016, Pat Smith, with Serve Denton, shared a conceptual proposal with the Planning Division to build housing units (300 square feet dwelling unit area) to address homelessness of veterans called Shiloh Village. The proposed site is on an approximately 2.5 acre site located at the southwest corner of Mingo Road and Old North Road. During this meeting, it was determined that additional research was warranted as the proposed housing units do not meet the minimum floor area requirement of 900 square feet for single family and 500 square feet for multi-family dwellings as specified in the Denton Development Code (DDC). Subsequently, Pat Smith and the Planning Division have held several follow up meetings to share updated information on the proposed project and the concept of community housing (co-housing).

Coho/US, a national non-profit organization, defines co-housing as “an intentional community of private homes clustered around shared space.” Shared spaces typically feature a common house, which may include a large kitchen and dining area, laundry, and recreational spaces. Shared outdoor space may include parking, walkways, open space, and gardens. Neighbors also share resources such as tools and lawnmowers. Households have independent incomes and private lives, but neighbors collaboratively plan and manage community activities and shared spaces. The legal structure is typically an HOA, Condo Association, or Housing Cooperative. Community activities feature regularly-scheduled shared meals, meetings, and workdays. Co-

housing facilitates the formation of special interest clubs, organization of child and elder care, and carpooling.

Initially, the Planning Division considered co-housing as a development type that could be defined as a separate residential land use for the project. However, after further research and with help from Ty Albright, a local expert on the concept of co-housing and a Board member of the Co-housing Association of the United States, it was discovered that no city in the United States categorizes co-housing development as a separate land use. Most cities categorize co-housing developments as single-family or multi-family dwellings.

Because the proposed housing units at Shiloh Village do not meet the minimum floor area requirement by the DDC and do not meet the definition of a dwelling unit (having a full bathroom and a kitchen), they cannot be considered as single-family or multi-family dwellings. A code amendment would be necessary to accommodate the proposed project, creating a way to include the proposed housing units, encapsulating the co-housing concept, and providing associated development standards.

OPTIONS

1. Approve the project as part of an Overlay District. Overlay Districts are established to protect and enhance certain specific lands and structures which, by virtue of their type or location, have characteristics which are distinct from lands and structures outside such special districts.

The Overlay District will include a purpose statement, land uses permitted, and design standards and requirements. As part of this option, a new land use category called “co-housing” will added. Co-housing is defined as “a community of sleeping units or dwelling units clustered around shared spaces, developed with the following:

- A common house that shall include at a minimum a large kitchen, dining area, laundry facilities, and indoor gathering spaces;
- Shared outdoor spaces that shall include at a minimum parking spaces, walkways, open space, a community garden, and a structure to store shared equipment; and
- A legal Association with the purpose of establishing a charter for a co-housing community.

Co-housing is not a multi-family development, collegiate housing, boarding house, fraternity, or sorority.

2. Amend the DDC to allow for Planned Development Districts. This district is intended to provide an alternative zoning district and development process to accommodate substantial development for residential, commercial, professional, recreational, industrial or other activities, including combinations of uses appropriately requiring flexibility under controlled conditions, not otherwise attainable under conventional base zoning districts.
3. Add a commercial land use in Subchapter 35.5 that would allow sleeping units as a component of the use. Similar to a hotel, but allowing individuals to occupy the units for an undetermined amount of time.
4. Amend the DDC to reduce the minimum floor area requirement for multi-family dwellings to 300 square feet. This option would require for the proposed housing units to have a full bathroom and a kitchen.

RECOMMENDATION

Staff recommends option #1 to create a Special Purpose Overlay District.

STRATEGIC PLAN RELATIONSHIP

The City of Denton's Strategic Plan is an action-oriented road map that will help the City achieve its vision. The foundation for the plan is the five long-term Key Focus Areas (KFA): Organizational Excellence; Public Infrastructure; Economic Development; Safe, Livable, and Family-Friendly Community; and Sustainability and Environmental Stewardship. While individual items may support multiple KFAs, this specific City Council agenda item contributes most directly to the following KFA and goal:

Related Key Focus Area: Economic Development

Related Goal: 3.4 Encourage development, redevelopment, recruitment, and retention

EXHIBITS

1. Shiloh Village Presentation
2. Staff Presentation

Respectfully submitted:
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