

MEMORANDUM

TO: Ordinance Revisions Committee

FROM: Planning Staff

DATE: August 21, 2020

SUBJECT: Amendments to UDC Section 5.30.1 Planned Project Site Plan Modifications

The ORC discussed a complicated proposal to amend Section 5.20.1 Planned Project Site Plan Modifications of the UDC on June 23, 2020. Staff sensed that, while the ORC liked the concepts included in the proposed amendments, it was overly complicated and perhaps raised more questions and concerns than it addressed. Staff went back to the drawing board and have prepared an amendment for discussion that is significantly simplified, so much so that the proposed flexibility will be provided in Section 5.18 Special Dimensional and Site Layout Standards and 5.19 Parking Standards of the UDC. Section 5.20.1 Planned Project Site Plan Modifications will be eliminated entirely.

Staff believe this simplified concept, Sustainability Flexibility, offers almost all of the same benefits to land developers and results in equal benefit to the City, as the entirety of the current Planned Project Site Plan Modifications – and in an easier to understand, less cluttered, and more direct approach. The same dimensional standards (height and setbacks) may be flexed with the new Sustainable Flexibility approach. In addition, flexibility in parking standards is newly offered.

Staff encourage the ORC to discuss the attached proposed alternative ordinance amendment. To begin the discussion, staff offer two comments:

1. Note that the flexibility offered for both height and setbacks in Section 5.18, as written, applies to site planned developments in every zoning district.
2. The italicized provision in proposed Section 5.18.4.C.4 on page 4 of the ordinance was inspired by the height limit of the O district. It may offer assurance that increased height will not overly impact adjacent single-family neighborhoods, but especially in the case of multiple-family developments, might be significantly impede the flexibility that this provision offers. It could be revised, or this provision could be eliminated entirely.

Attachment