

OVERVIEW OF MITIGATION STANDARDS AND FORMAL COMMITMENTS FOR PROJECTS IN THE GREATER INFILL INCENTIVE SUBDISTRICT (GIIS)

A. INTRODUCTION

The IID is an overlay zone that facilitates and encourages sustainable infill development. It allows certain development regulations to be modified through a process referred to as a Modification of Development Requirements (MDR).

The standards of the IID apply to the following types of development:

- A change of use;
- An expansion of an existing use or existing structure; or
- New development or a redevelopment project.

B. GREATER INFILL INCENTIVE SUBDISTRICT (GIIS)

The requirements in the following sections of the UDC may be modified up to 25 percent of the dimension amount permitted by the underlying zoning: Art. 6: Dimensional Standards and Measurements; Section 7.4, Motor Vehicle & Bicycle Parking; Section 7.5, Off-Street Loading; and Section 7.6, Landscaping and Screening. MDR process cannot be used to modify Section 7.7, Native Plant Preservation. The following requirements may be modified in excess of 25 percent to the extent specified in UDC § 5.12.4.C:

1. Building Height
2. Street Yard
3. Parking
4. Loading
5. Solid Waste Collection
6. Landscaping and Screening
7. Pedestrian Access

C. MITIGATION STANDARDS

Projects within the IID must demonstrate compliance with the following Design Standards as specified in UDC § 5.12.6:

1. Streetscape Design
 - a. Pedestrian-orientation
 - b. Shade
 - c. Modifications to Historic Buildings
2. Development Transition Standards – mitigation of visual, noise and similar public health and safety concerns created by the project
 - a. Mitigation of Taller Structures
 - b. Mitigation of Service Areas
 - c. Mitigation of Parking Facilities and Other Areas

3. Alternative Compliance – Approval of an urban design best practice option
4. Utilities – demonstrate availability of water, wastewater, electric, etc.

D. IID PLAN REQUIREMENTS – FORMAL COMMITMENTS

Use of the IID standards as opposed to the underlying zoning will require plan approval by PDSD regardless of the subdistrict per UDC § 5.12.7.A.

1. IID Plan must be in conformance with Development Package requirements specified in UDC § 2-06.0.0 with elevations in compliance with § 5.12.6. Design Standards.
2. Applicant may request modification to or waiver from the plan submittal requirements subject to UDC § 5.12.7.B.1. and 2.
3. City-approved urban design plan, such as the Downtown Links may substitute for an IID Plan for development within the IID.

E. IID PLAN REVIEW PROCEDURE

MDRs are processed in accordance with UDC § 3.3.5. 300' Notice Procedure.

1. Attend a pre-application conference with City staff
2. Conduct a neighborhood meeting in accordance with UDC § 3.2.2.C.
3. Submit a complete application (Attachment A) with materials demonstrating compliance with UDC § 5.12.6. Design Standards.
4. Property owners within 300' of the site are noticed once application is accepted.
5. Public comment period – for twenty days from the date the notice is mailed, the public may submit comments on the project to PDSD.
6. PDSD staff and other agencies, committees or advisory boards review the application.
7. PDSD Director renders decision and sends written notice of decision to the applicant and property owners within 300' of site.
8. A decision may be appealed to Mayor and Council on grounds that the decision is not in conformance with criteria established by the UDC.
9. Prior to issuance of an occupancy permit, the site is inspected by PDSD for compliance with the approved plans.

ATTACHMENTS:

A – MODIFICATION OF DEVELOPMENT REGULATIONS APPLICATION

B – UDC § 5.12. DOWNTOWN AREA INFILL INCENTIVE DISTRICT (IID)