



Memorandum

Date: December 1, 2010

To: Chris Jordan, City Manager

From: Chris Kerr, Senior Planner

Subject: Residential Infill/PUD Task Force: Project update and review of Strategic Approach

Purpose

For the December 6, 2010 City Council worksession, staff will provide an update on the Infill/PUD code amendment project and request that Council review and provide direction regarding the attached Strategic Approach. Several members of the Residential Infill/PUD Task Force ("Task Force") will be in attendance to participate in the discussion and answer questions. The Strategic Approach, which was prepared by the Task Force in consultation with the Planning Commission, outlines proposed actions for meeting the project's objectives. This Strategic Approach, when finalized, will guide the Task Force in drafting code amendments.

Background

The purpose of this project is to facilitate more appropriate and desirable residential infill development in the city by modifying the PUD Chapter, as well as other code sections as necessary, coordinating applicable regulations, removing obsolete and ineffective provisions, and clarifying confusing and contradictory language.

This past spring, the City Council approved of the Planning Commission's recommended work program for this project. It included assigning a seven-member Task Force, including two Planning Commissioners, the task of drafting a strategic approach and subsequently formulating code amendments. In June of this year, the City Council approved a Resolution authorizing the Planning Commission to appoint a Task Force. The Planning Commission appointed the Task Force members and they have been meeting approximately twice per month since that time.

Pursuant to work program, the Task Force meetings have involved reviewing the City Comprehensive Plan, Community Development Code and associated documents; surveying best practices and successful regulations in surrounding communities; and formulating the recommended strategic approach. In October, the Task Force held two joint meetings with the Planning Commission to review the recommended strategic approach. The Task Force met again to reconcile the issues and finalize their approach. The attached Strategic Approach incorporates the recommendations from those joint meetings.

Project Scope

For background purposes, listed below are the overall parameters of the Infill/PUD project, as identified by the City Council and Planning Commission. This information is included in the approved Work Program, the summary of which is attached.

The project will:

- Amend the PUD provisions such that they will no longer be applicable to smaller residential developments;
- Provide alternative regulatory approaches to address smaller sites
- Be limited to small residential infill sites only;
- Not be applicable to commercial, industrial or mixed use properties;
- Not involve re-writing the environmental regulations;
- Not involve rezoning individual properties or areas in the City;
- Not result in architectural reviews for single-family homes;
- Provide for clear unambiguous standards for development;
- Permit flexibility in design;
- Include mechanisms for future enforcement of any conditions/restrictions;
- It will provide for citizen involvement in the process with easy opportunities input;
- Encourages beneficial development amenities/components;
- Specify the certain thresholds for development; such as lot size, density, housing types, etc.
- Eliminate the current automatic entitlement to deviations from the code permitted under the PUD; and,
- Address public/private easement and maintenance issues.

Attachments