

Planned Development Districts (PDD)



City Council Work Session
February 19, 2019

Presentation Outline



1 History and Background



2 Existing Neighborhood Regulating Plan



3 Planning Area District



1 History and Background

About PDDs

What

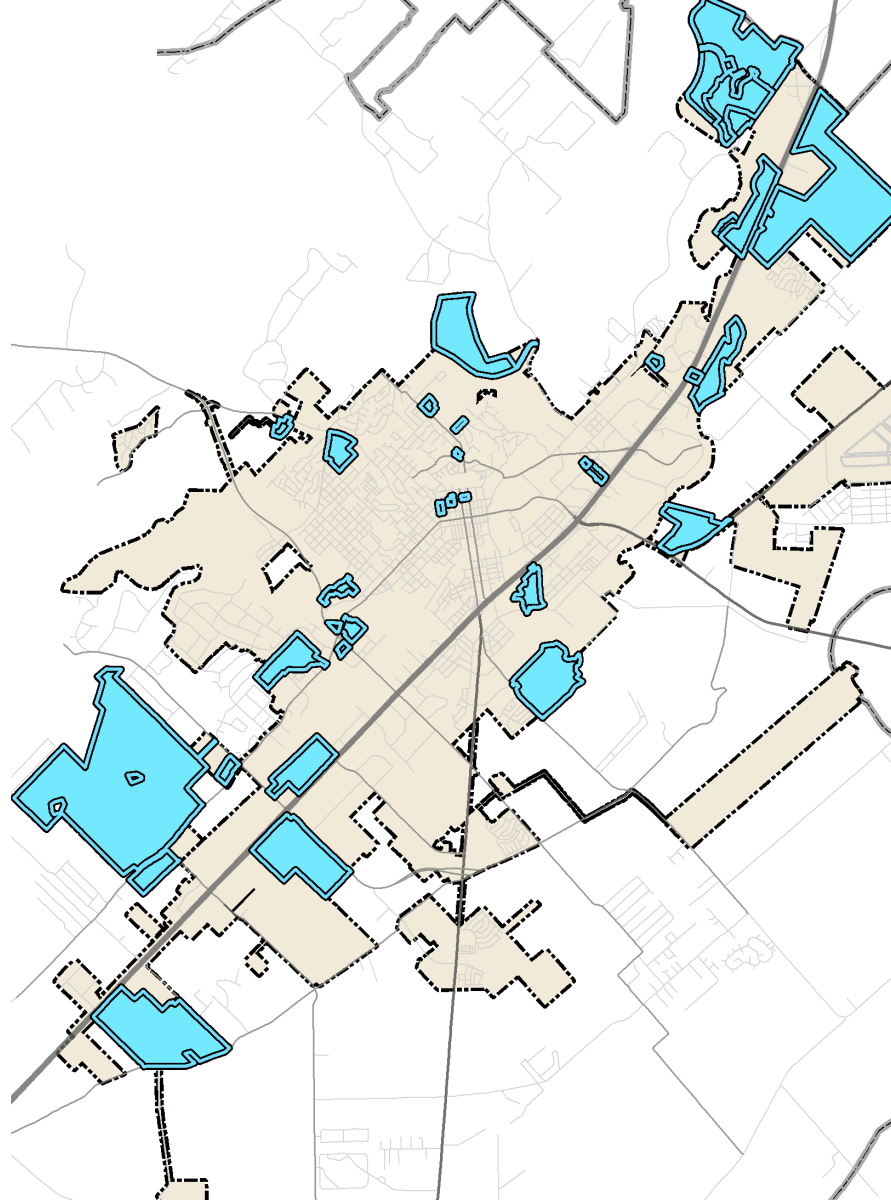
- Zoning Overlay District
- 32 PDDs approved

Benefits

- Site specific negotiations
- Flexibility for special users
- Increased Standards

Constraints

- Lack of predictability
- Incompatible development
- Too complex and time consuming



Replacing PDDs

Existing Neighborhoods

 Existing Neighborhood Reg Plan

Low Intensity Zones

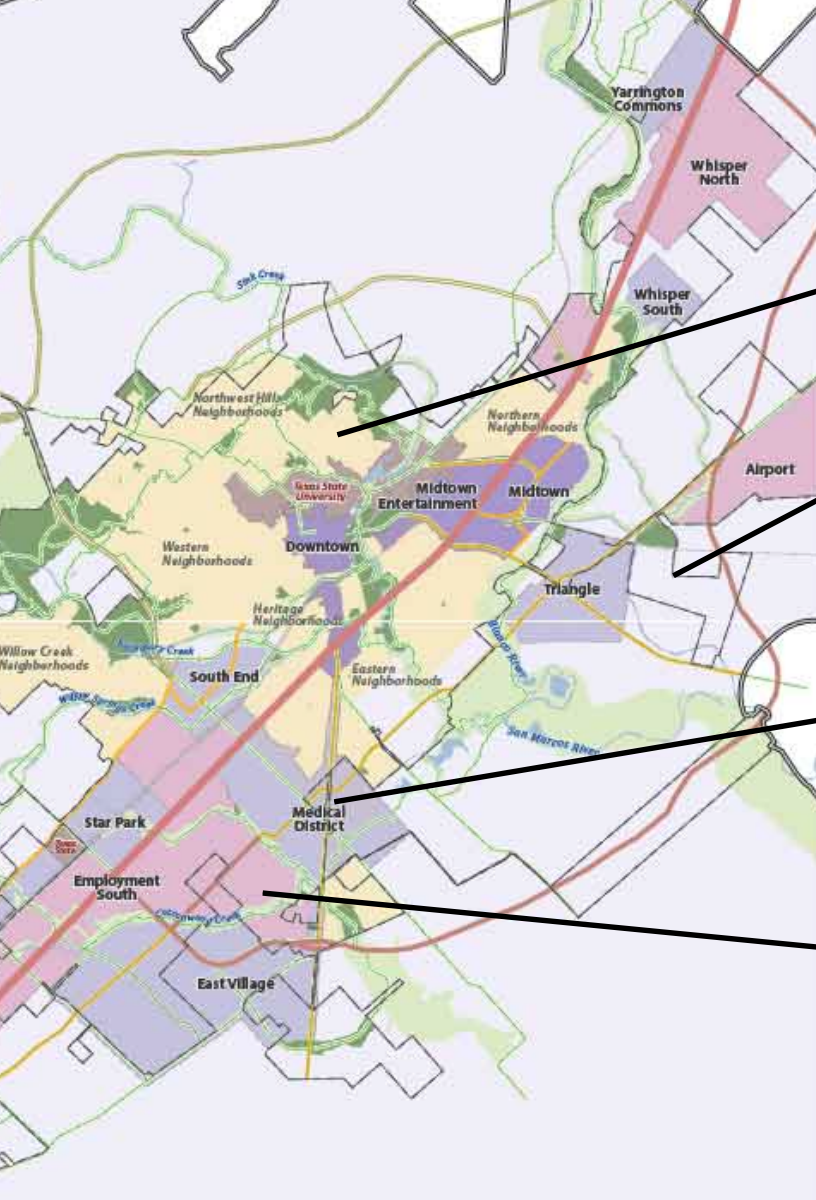
 Conservation Planning Area

Medium or High Intensity

 Med / High Intensity Planning Area

Employment Centers

 Employment Planning Area

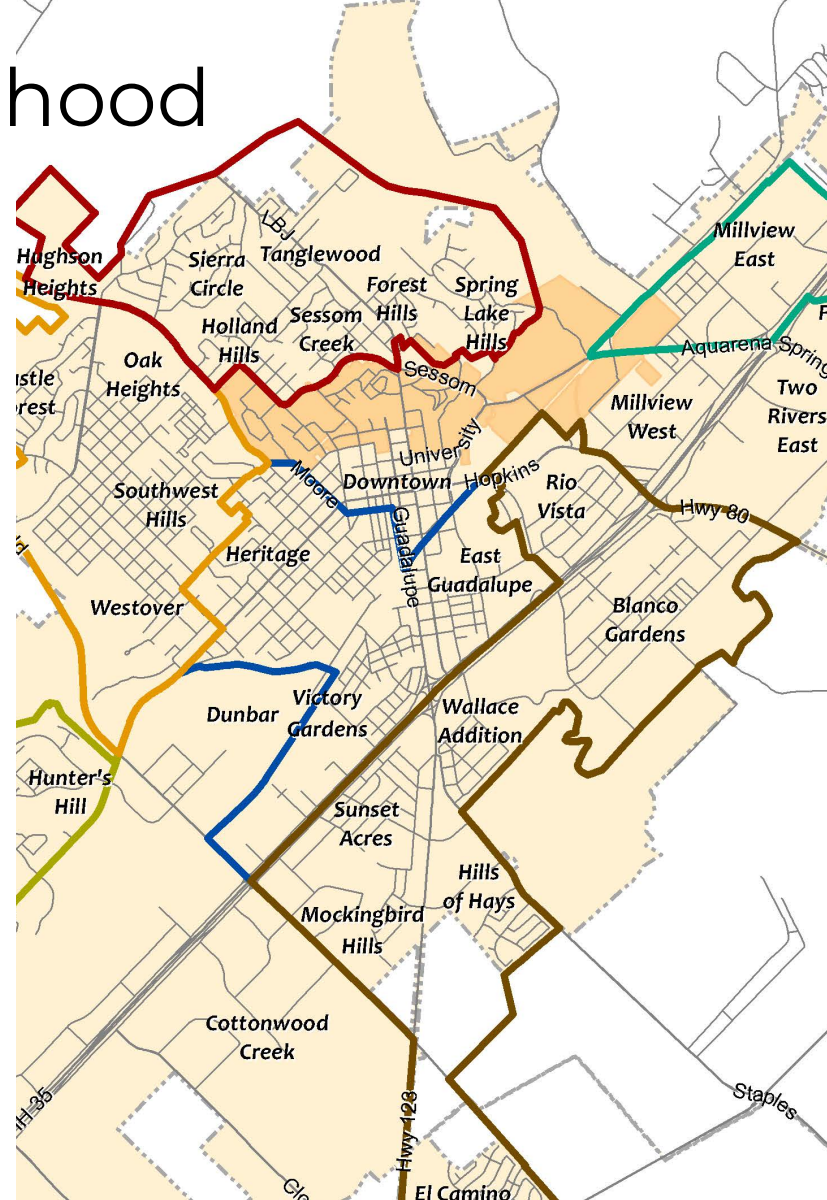




2 Existing Neighborhood Regulating Plan

Existing Neighborhood Regulating Plan

- Zoning Overlay District
- Required for a zoning change
- More restrictive than base zoning
- No waiver of standards
- Addresses:
 - Type and Number of Lots
 - Type and Number of Buildings
 - Transitional Protective Yards
 - Infill Compatibility Standards
 - Streets / Streetscape
 - Parkland
 - Parking location



An aerial photograph of a city planning area, overlaid with a red line that forms a large, irregular loop. The loop encloses a central area of dark grey, irregularly shaped blocks, which are surrounded by yellow blocks. The map also shows green spaces, trees, and blue water features. A semi-transparent dark grey banner is positioned across the middle of the image, containing the text '3 Planning Area Districts'.

3 Planning Area Districts

Planning Area Districts

General

- A zoning district / not an overlay
- Not required
- Not allowed in Existing Neighborhoods
- Streamline process in Growth Areas
- Applies to larger developments (20 ac.)

City Council Approved Development Plan

- Planning and Zoning Recommendation
- City Council approved
- Identifies Buildable Land
- Pedestrian Sheds (mixture of uses)
- Public Facilities
- Utilities Plan
- Transportation Plan
- Neighborhood Transitions
- Overlay Districts



Annual Code Update Process

February

- Build Project Website
- Transparent Code Update Request Portal
- Review Outcomes

March - April

- Public Outreach - Boards, Commissions, Housing Task Force, Development Community, Neighborhood Organizations

May 21: Work Session

- Initial City Council Consideration

Summer

- Staff Analysis
- PnZ and City Council Consideration

