

# Tonight's Agenda

6:00 - 6:10 pm	Welcome and get settled
6:10- 6:50 pm	Development Process 101- Tamara Woods
6:50 -7:00 pm	Break
7:00 -7:20 pm	Transition to group exercise and discussion about development & gentrification
7:20 - 8:05 pm	Begin report out/ discussion to larger group
8:05- 8:30 pm	Whole group wrap-up



# Development Process 101

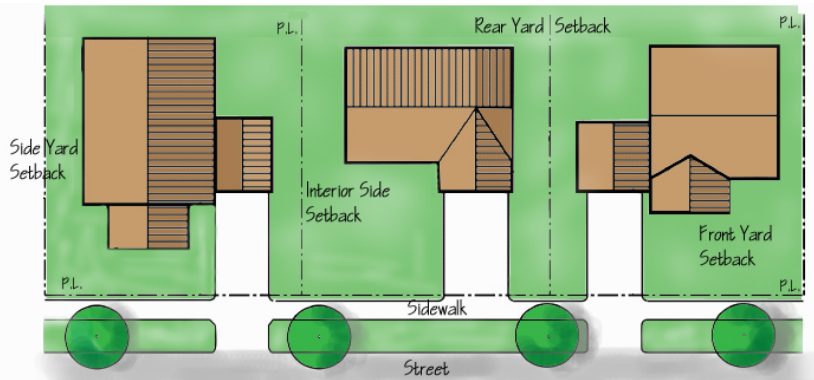
**PLANNING ACADEMY**

**OCTOBER 9, 2019**



# Zoning 101Recap: How Do I Evaluate A Project Using The Zoning Code?

1. Determine the underlying zoning of the property.
2. Go to the use table and determine if the use is permitted, conditional or not allowed for that zoning category.
3. Know the lot size, heights and proposed setbacks of the development.
4. If doing residential, determine the type and density.
5. Use the bulk regulations and other tables (parking, signage, etc.) to determine if the proposal conforms to the requirements in the tables.
6. If variances are needed pursue through BMZA.
7. If legislation is needed pursue legislation.



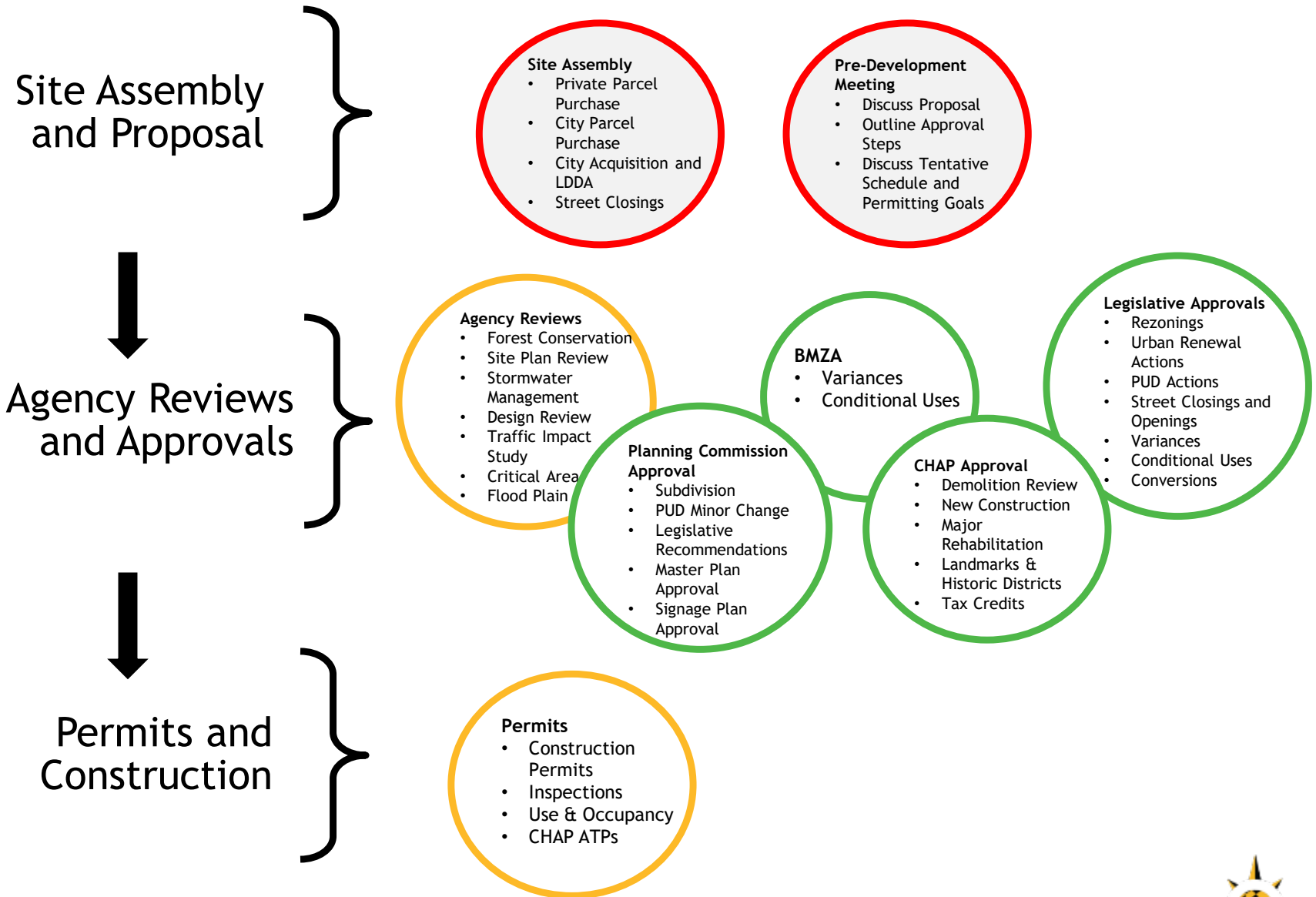
ZONING ART. 32, TBL 10-401(C-1 TO C-4)

**TABLE 10-401: COMMERCIAL DISTRICTS (C-1 TO C-4) – BULK AND YARD REGULATIONS**

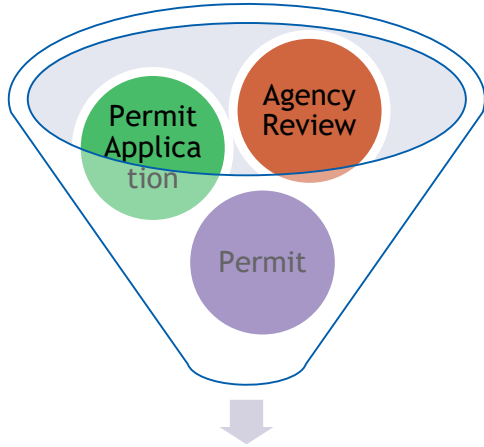
CATEGORIES	SPECIFICATIONS (PER DISTRICT)					
	C-1	C-1A/C-1	C-1E	C-2	C-3	C-4
<b>MINIMUM LOT AREA</b>						
Dwelling, Live-Work, Multi-Family, or Rowhouse	300 sq ft	5,000 sq ft	550 sq ft	225 sq ft	300 sq ft	300 sq ft
Residential-Care Facility (Age-Restricted)	200 sq ft/du	200 sq ft/du	200 sq ft/du	120 sq ft/du	120 sq ft/du	120 sq ft/du
Rooming House	None	2,500 sq ft/ru	None	None	None	N/A
All Other Uses	None	None	None	None	None	None
<b>MAXIMUM LOT AREA</b>						
Restaurant	None	4,000 sq. ft.	None	None	None	None
Retail Goods Establishment (Food Store)	20,000 sq. ft.	15,000 sq. ft.	20,000 sq. ft.	None	None	None
All Other Uses	10,000 sq. ft.	2,000 sq. ft.	10,000 sq. ft.	None	None	None
<b>MAXIMUM BLDG HEIGHT</b>						
Dwelling, Multi-Family	60 feet	40 feet	60 feet	60 or 100 feet <sup>2</sup>	60 or 100 feet <sup>2</sup>	60 feet
Mixed-Use w/ Dwelling Above the Ground Floor	60 feet	40 feet	60 feet	60 or 100 feet <sup>2</sup>	60 or 100 feet <sup>2</sup>	60 feet
Residential Care Facility (Elderly)	60 feet	40 feet	60 feet	60 or 100 feet <sup>2</sup>	60 or 100 feet <sup>2</sup>	60 feet
All Other Uses	40 feet	40 feet	40 feet	60 feet	60 feet	60 feet
<b>MINIMUM BLDG HEIGHT</b>						
All Uses	20 feet	None	20 feet	20 feet	20 feet	None
<b>MAXIMUM FLOOR AREA RATIO</b>						
All Uses	None	0.8	None	None	None	None



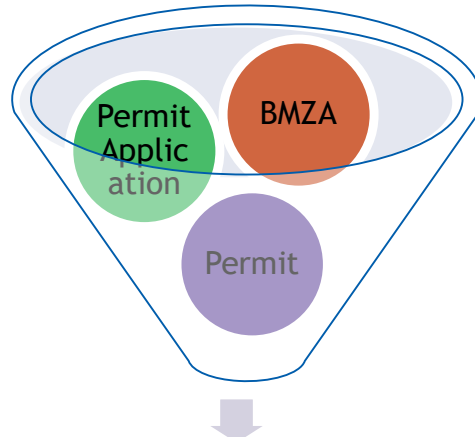
# General Steps To Development



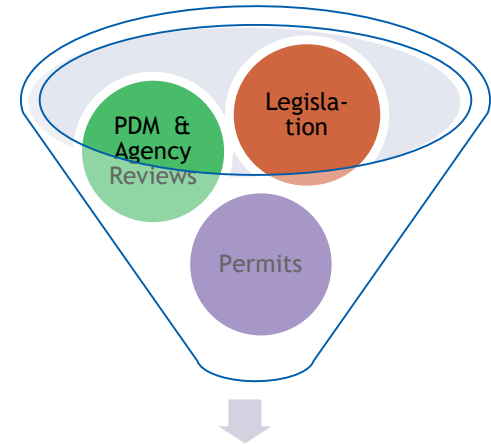
# Development Projects Can Vary Greatly



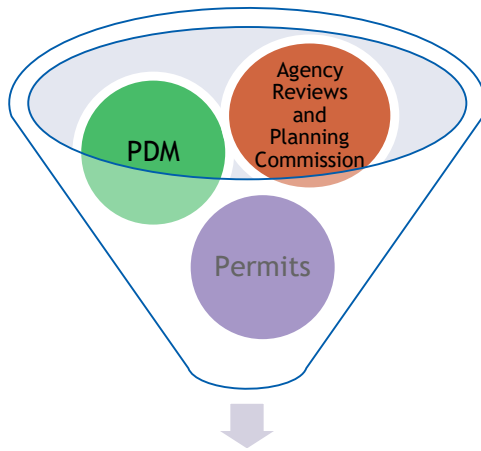
By-Right Project



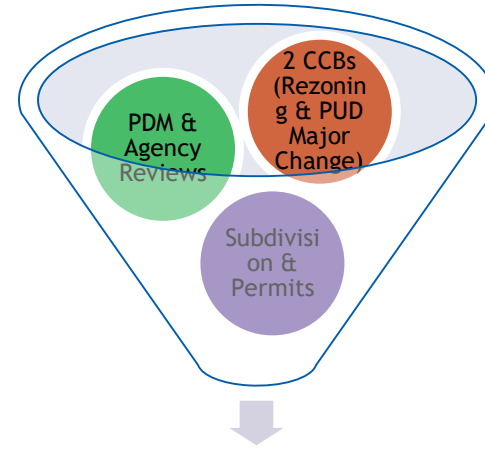
Variance or Conditional Use Only Project



Rezoning or Residential Conversion Only Project



New Construction with Subdivision



Complex New Construction with Rezoning, PUD Major Change and Subdivision

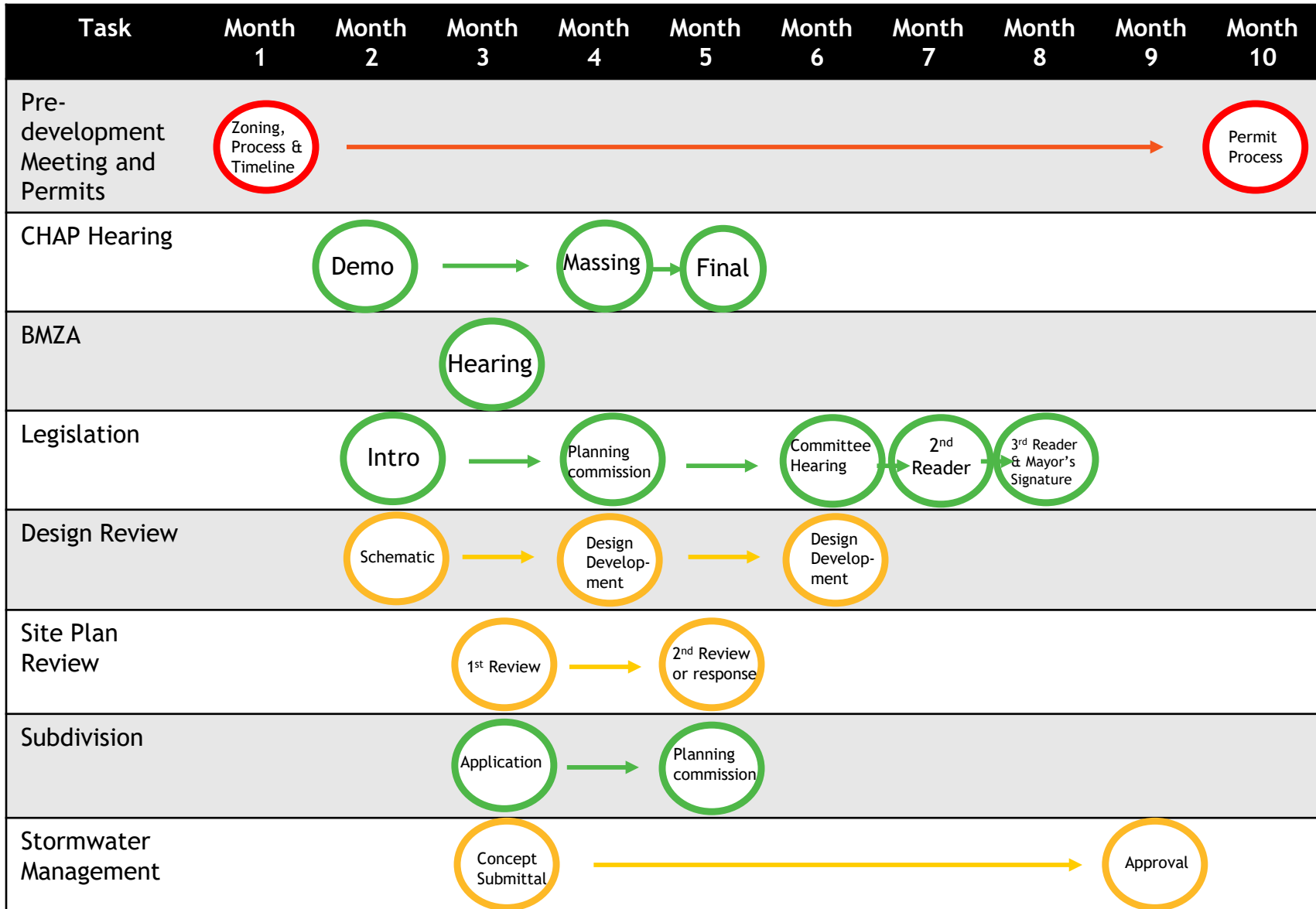


# Typical Frequency And Duration

Process	Project Review Duration	Frequency	Scope and Steps	Public/ Testimony Allowed
Predevelopment Meetings/Project Meetings	1 <sup>st</sup> PDM /Project Check-ins	As needed	Proposal Introduction, Zoning Analysis, Outline Approval Steps and Timeline	
Planning Commission		Every 3 weeks	Subdivision, Historic Districts and Landmarks, Zoning Legislation	X
Design Review	4-6 months for major project	UDAAP- Every 3 weeks/Staff Level-ongoing	UDDAP- Schematic and Design Development	X (UDAAP open to public, but not a hearing)
CHAP		Hearing 2 <sup>nd</sup> Tuesday of Every Month/ Staff Level-ongoing	Historic Districts and Landmarks, Massing and Final Details	X
Site Plan Review		Committee- Every Week/Staff Level-Ongoing	Site Functionality-Street configuration, accessibility, parking ingress and egress, landscape and environmental overlap	
Legislation	3-9 months	Meetings as scheduled	Introduction, Planning Commission, Committee, 2 <sup>nd</sup> and 3 <sup>rd</sup> Reader, Mayor's Signature, Enactment	X
BMZA		Every 2 weeks	Variances and Conditional Uses	X
Permits	A week to several months	Ongoing review	Grading, Construction, Inspections, Use and Occupancy	



# Prioritizing Development Review Steps



# Community Role In Public Hearings

- Community groups are notified of hearings.
- Applicants are advised to contact community associations for their review.
- Letters can be sent to the reviewing body (Commissions, City Council, BMZA).
- Community Groups, residents and other stakeholders can testify at the hearings.





# Designing Solutions

- Zoning Analysis
- Impact of potential ?
- Indentify other alternatives?
- Outline Implementation strategy and players

