



**UDC OHP Amendments
Task Force Subcommittee Meeting: Neighborhood Infill
July 11, 2019**

Attendance

Jeff Fetzer
Amy Kastely
Barbara Witte-Howell
Gemma Kennedy
Sarah Gould
Brad Carson
Monica Sauvino
Jim Bailey
Jay Louden

City Staff

D1 – Sydell Brooks
D7 – Frank Ramirez
Lauren Sage
Shanon Miller
Cory Edwards
Alma Lozano
Cat Hernandez

Meeting Notes

Goals: Improve consistency and predictability; better align with other development processes; better results, smart growth, compatible density, diverse housing options

Discussion Topics

Touch base on zoning process issue – create standards for admin review

Discussion

- Discussion: Site plan shouldn't go to zoning, because design is separate from use.
- Just for IDZ in historic districts
- More stringent rules in addition to guidelines for these
- List out purview of ZC and HDRC, but nothing is in both purviews.

Worksheets needed – Context area, setbacks, height, FAR comparison or Figure/Ground

Discussion

When does this happen, what triggers this, what happens when NA doesn't agree or there is more than one?

- Front setback standard. Public input upfront.
- Remove design from IDZ only for those in HD.



- There are some things that don't require public hearing – things that are objective. Setbacks, etc.
- Test it. Be more formulaic. Use the context area.
- Intensity vs density discussion
- 1. Worksheet/graphic to staff
- 2. Zoning
 - Public – time and all information
 - Programming/Fitness/proforma issues
 - OHP staff: need worksheets to help inform how we should evaluate
 - Build in time frame to reevaluate worksheet in so many years as things change
 - OHP staff: maybe 2 years since experimental
 - Compare and pad in the guidelines
 - OHP staff: create new standards; amend existing guidelines to be more formulaic (averages, distances)
 - Distinctions between R and non-R ; commercial style vs residential style; JB: form based.
 - Context – what size is a context area? Edge condition vs interior
 - This is complicated; maybe character subarea – standards are going to lock things in, but it might be more complicated
 - OHP staff: formulaic could solve this
 - Could GIS, existing data could answer these?
 - Context is complicated – it won't be uniform; there needs to be a mechanism for an exception. (goes to HDRC)
 - Who between HDRC and OHP staff is making the design decision before Zoning?
 - DSD staff: The IDZ1, 2, 3 tells you what the setbacks are because it's the base

Alley infill

Discussion

- What is the width, condition of the alley? Need these questions on the checklist. What COSA requirements for that alley to become a “street”.
- Identify the process of when that comes in. What type of development triggers this.
- Think of ways to streamline the process for average homeowner. MSauvino: Consideration on if on the same parcel or not. Some are replatted after all approvals.
- Follow up on recommendation to expand staff role
 - Standardize site plan requirements
 - Staff approves site plan as part of zoning process; inconsistent plans can be referred to HDRC
 - Staff is approving a 3-dimensional plan, include site features such as driveways and parking. What is pervious vs. impervious.

What are requirements related to other boards and commissions (zoning and planning)

Notes:

Planning Commission is mandated by state law.

Discussion about platting vs zoning vs HDRC.

- Lot coverage %; let the developer know that the number of units may be approved but size is.
- Require platting before HDRC?



- Is OHP notify of replat? Based on lot size, that structure size is limited on x.
- Don't want to require replat before HDRC because then that would tie us to the legal plats.
- If lot lines move, then lot coverage % changes.
- Do we have to create another zoning district in order to mandate that the setbacks goes through the platting district?
- DSD Staff explains NCDs

Topics not discussed because ran out of time

Parking – attached garages and carports

Neighborhood engagement – required documentation of meeting and feedback? Adding to application?

Next steps:

- Diagrams of what we are talking about
- Look at examples of worksheets