Proposed Changes to the Planned Development Process

October 17, 2019
Proposed Development Manual Addendum

• Master Planned Developments (PDs) thresholds:
  o Privately owned
    ▪ 20 Acres, or
    ▪ 4 Million GSF of development, or
    ▪ 4,000 Dwelling Units
  o City owned or City/sister-agency:
    ▪ 10 Acres, or
    ▪ 2.5 Million GSF of development, or
    ▪ 2,500 Dwelling Units

• Master PD Process:
  o Introduce City Initiated Community Meetings
  o Enhanced Requirements for Supplemental Studies
  o Additional Opportunities for Developer/City Meetings

• Associated Update of Commission Rules

• 30 Day Review/Comment Period
Next Steps – Proposed Short Term Goals

- **Draft Comprehensive PD Manual Update**
  - Include Master PD Process
  - Updates to reflect current DPD policies and procedures
  - Create or update:
    - Intake Meeting submittal Checklist
    - PD Application Filing Checklist
    - Public hearing packet requirements
    - Add Common Templates Forms

- **Additional Measures to enhance transparency/community input:**
  - Update Plan Commission web-page to be more user friendly and interactive
  - Create webpages for Master PD Projects
Next Steps – Proposed Mid-Term Goals/Tasks

• Propose Code Changes
  o Requires City Council Action
  o Add community meeting requirements in the Zoning code
  o Add Master PD Project Thresholds

• Update/Enhance Application Forms and Filing Procedures

• Create Development Review process for large scale Infrastructure and other Public, Non-PD projects