MEETING:  3:00 P.M. – CITY COUNCIL CHAMBERS

1. Call to Order.

2. Review and discuss [case study] beta projects.
   - Staff report
   - Committee discussion – no formal action required

3. Adjournment.

Staff Report

TO: UDC Beta Committee
FROM: Troy Anderson, Director of Planning
DATE: March 7, 2017
SUBJECT: [Case Study] Beta Projects

Recommendation: no formal action required.

Background: As a follow-up to February’s discussion regarding beta projects, individual case study reports have been prepared and are included for the convenience of the Committee. The expectation is to select a dozen or so case studies for evaluation. We may not have time to thoroughly vet all case studies during the March 10, 2017, meeting and so it will be at the pleasure of the Committee to determine which case studies to evaluate at the March 10, 2017, meeting and which case studies to evaluate at the March 21, 2017, meeting.

Fiscal Impact: N/A
<table>
<thead>
<tr>
<th>Project Description</th>
<th>A</th>
<th>B</th>
<th>C</th>
<th>D</th>
<th>E</th>
</tr>
</thead>
<tbody>
<tr>
<td>Development of a 60 lot residential subdivision</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>-</td>
</tr>
<tr>
<td>Introduction of a home occupation or home based business</td>
<td>-</td>
<td>-</td>
<td>N/A</td>
<td>N/A</td>
<td>-</td>
</tr>
<tr>
<td>Construction of a 120 SF detached accessory structure</td>
<td>-</td>
<td>-</td>
<td>N/A</td>
<td>N/A</td>
<td>-</td>
</tr>
<tr>
<td>Construction of a 576 SF [two-car garage] detached accessory structure</td>
<td>-</td>
<td>-</td>
<td>N/A</td>
<td>N/A</td>
<td>-</td>
</tr>
<tr>
<td>Construction of a 70 SF addition</td>
<td>-</td>
<td>-</td>
<td>N/A</td>
<td>N/A</td>
<td>-</td>
</tr>
<tr>
<td>Construction of a 2,400 SF one-family dwelling with a 576 SF [two-car] garage</td>
<td>-</td>
<td>-</td>
<td>N/A</td>
<td>N/A</td>
<td>-</td>
</tr>
<tr>
<td>Construction of a 32 unit multi-family residential [apartment complex]</td>
<td>-</td>
<td>-</td>
<td>N/A</td>
<td>N/A</td>
<td>-</td>
</tr>
<tr>
<td>Construction of a 4,250 SF [fast-food] restaurant</td>
<td>-</td>
<td>-</td>
<td>N/A</td>
<td>N/A</td>
<td>-</td>
</tr>
<tr>
<td>Construction of a 15,000 SF office building</td>
<td>-</td>
<td>-</td>
<td>N/A</td>
<td>N/A</td>
<td>-</td>
</tr>
<tr>
<td>Construction of a 45,000 SF retail store</td>
<td>-</td>
<td>-</td>
<td>N/A</td>
<td>N/A</td>
<td>-</td>
</tr>
<tr>
<td>Construction of a 70,000 SF [campus/university] academic building</td>
<td>-</td>
<td>-</td>
<td>N/A</td>
<td>N/A</td>
<td>-</td>
</tr>
<tr>
<td>Construction of a 40,000 SF self-service storage facility (2-3 ac. lot/tract)</td>
<td>-</td>
<td>-</td>
<td>N/A</td>
<td>N/A</td>
<td>-</td>
</tr>
<tr>
<td>Construction of a 25,000 SF warehouse facility</td>
<td>-</td>
<td>-</td>
<td>N/A</td>
<td>N/A</td>
<td>-</td>
</tr>
<tr>
<td>Redevelopment of an attached two-car garage to an Accessory Dwelling Unit (ADU) (i.e. accessory suite)</td>
<td>-</td>
<td>-</td>
<td>N/A</td>
<td>N/A</td>
<td>-</td>
</tr>
<tr>
<td>Redevelopment of a one-family dwelling to a retail store</td>
<td>-</td>
<td>-</td>
<td>N/A</td>
<td>N/A</td>
<td>-</td>
</tr>
<tr>
<td>Redevelopment of a retail store to an assembly [restaurant] use</td>
<td>-</td>
<td>-</td>
<td>N/A</td>
<td>N/A</td>
<td>-</td>
</tr>
</tbody>
</table>

A - Conforming Lot [and Structure]
B - Nonconforming Lot [and Conforming Structure]
C - Conforming Lot and Nonconforming Structure
D - Nonconforming Lot and Structure
E - Floodway/Floodplain
Case Study 5


Applicable Code Sections:
- § 11-303 (i.e. Table 11-303.01)
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- ...
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Scale: 3/16” = 5’
Case Study 1*

Description: Development of a 60 lot Standard II, Single-Family Detached, residential subdivision in an Auto-Urban Residential (AR) zoning district. The existing tract consists of nine acres and is adjacent to all necessary utilities.

Applicable Code Sections:

- § 11-303 (i.e. Table 11-303.01)
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* Scenarios A, B, C, and D, are not applicable.

Scale: 3/16” = _______’
Case Study 2


Applicable Code Sections:

- § 11-303 (i.e. Table 11-303.01)
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Scale: 3/16” = ________’
Case Study 3

Description: Construction of a 120 SF detached accessory structure on a [conforming/nonconforming] lot in a Standard I, Suburban Residential (SR) zoning district.

Applicable Code Sections:

- § 11-303 (i.e. Table 11-303.01) 

Scale: 3/16” = _______’
Case Study 4


Applicable Code Sections:

- § 11-303 (i.e. Table 11-303.01)
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Scale: 3/16” = ______ ’
Case Study 5


Applicable Code Sections:

- § 11-303 (i.e. Table 11-303.01)
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Scale: 3/16” = ________’
Case Study 6


Applicable Code Sections:

- § 11-303 (i.e. Table 11-303.01)
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Scale: 3/16” = _______’
Case Study 7

Description: Construction of a 32 unit Multifamily [residential apartment complex] on a [conforming/nonconforming] lot in a Multifamily, Urban Residential (UR) zoning district.

Applicable Code Sections:

- § 11-303 (i.e. Table 11-303.01)
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Scale: 3/16” = ________’
Case Study 8

Description: Construction of a 4,250 SF [fast-food] restaurant on a [conforming/nonconforming] lot in a General Commercial (GC) zoning district.

Applicable Code Sections:

- § 11-303 (i.e. Table 11-303.02)
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Scale: 3/16" = ______ " '
Case Study 9

Description: Construction of a 15,000 SF office building on a [conforming/nonconforming] lot in a General Commercial (GC) zoning district.

Applicable Code Sections:

- § 11-303 (i.e. Table 11-303.02)
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Scale: 3/16” = _______’
Case Study 10

Description: Construction of a 45,000 SF retail store on a [conforming/nonconforming] lot in a General Commercial (GC) zoning district.

Applicable Code Sections:

- § 11-303 (i.e. Table 11-303.02)
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Scale: 3/16” = _______’
Case Study 11

Description: Construction of a 70,000 SF [campus/university] academic building on a [conforming/nonconforming] lot in a Campus/University (CU) zoning district.

Applicable Code Sections:

- § 11-303 (i.e. Table 11-303.02)
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Scale: 3/16” = ________’
Case Study 12

Description: Construction of a 40,000 SF self-service storage facility on a [conforming/nonconforming] lot in a *Light Industrial (LI)* zoning district.

Applicable Code Sections:
- § 11-303 (i.e. Table 11-303.02)
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Scale: 3/16” = _______’
Case Study 13

Description: Construction of a 25,000 SF warehouse facility on a [conforming/nonconforming] lot in a General Industrial (GI) zoning district.

Applicable Code Sections:

- § 11-303 (i.e. Table 11-303.02)
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Scale: 3/16” = ________’
Case Study 14

Description: Redevelopment of an existing [conforming/nonconforming] Single-Family Detached dwelling (e.g. attached garage) on a [conforming/nonconforming] lot in a Standard II, Auto-Urban Residential (AR) zoning district to an Accessory Dwelling Unit (ADU) (i.e. Accessory Suite).

Applicable Code Sections:

- § 11-303 (i.e. Table 11-303.01)
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Scale: 3/16” = ________’
Case Study 15

Description: Redevelopment of an existing [conforming/nonconforming] Single-Family Detached dwelling on a [conforming/nonconforming] lot in a Suburban Commercial (SC) zoning district to a General Merchandise Retail Sales Establishment.

Applicable Code Sections:

- § 11-303 (i.e. Table 11-303.02)
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Scale: 3/16” = ________ ’
Case Study 16


Applicable Code Sections:

• § 11-303 (i.e. Table 11-303.02)
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Scale: 3/16” = _______’