UNIFIED DEVELOPMENT CODE
BETA COMMITTEE AGENDA
REGULAR MEETING
TUESDAY, MARCH 21, 2017

MEETING: 12:00 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 17, 2017
SUBJECT: [Case Study] Beta Projects

Recommendation: no formal action required.

Background: This is simply a continuation of case study evaluation as it relates to Articles 2 and 3.

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>1 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>2 Introduction of a home occupation or home based business</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>3 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>4 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>5 Construction of a 70 SF addition</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
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</tr>
<tr>
<td>6 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>7 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>8 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>9 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>10 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>11 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>12 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>13 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>14 Redevelopment of an attached two-car garage to an Accessory Dwelling Unit (ADU) (i.e. accessory suite)</td>
<td>-</td>
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</tr>
<tr>
<td>15 Redevelopment of a one-family dwelling to a retail store</td>
<td>-</td>
<td>-</td>
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<tr>
<td>16 Redevelopment of a retail store to an assembly [restaurant] use</td>
<td>-</td>
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</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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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.
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” = ________’