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: May 15, 2017
SUBJECT: [Case Study] Beta Projects

Recommendation: no formal action required.

Background: In order to test whether or not the Unified Development Code (UDC) is a complete body of work, without significant holes, gaps, or deficiencies, it’s necessary to test the codes against various development projects.

This is a continuation of ongoing case study evaluation as it relates to the revised UDC, including but not limited to:

- Development of a 60 lot residential subdivision;
- Introduction of a home occupation or home based business;
- Construction of a 120 SF detached accessory structure;
- Construction of a 576 SF [two-car garage] detached accessory structure;
- Construction of a 70 SF addition;
- Construction of a 2,400 SF one-family dwelling with a 576 SF [two-car] garage;
- Construction of a 32 unit multi-family residential [apartment complex];
- Construction of a 4,250 SF [fast-food] restaurant;
- Construction of a 15,000 SF office building;
- Construction of a 45,000 SF retail store;
- Construction of a 70,000 SF [campus/university] academic building;
- Construction of a 40,000 SF self-service storage facility (2-3 ac. lot/tract);
- Construction of a 25,000 SF warehouse facility;
- Redevelopment of an attached two-car garage to an Accessory Dwelling Unit (ADU) (i.e. accessory suite);
- Redevelopment of a one-family dwelling to a retail store; and
- Redevelopment of a retail store to an assembly [restaurant] use.

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>
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<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>
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<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>
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</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>
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</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>
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<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>
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<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>
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<tr>
<td>15 Redevelopment of a one-family dwelling to a retail store</td>
<td>-</td>
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<tr>
<td>16 Redevelopment of a retail store to an assembly [restaurant] use</td>
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</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)
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)
- § 11-502.01
- § 11-502.02
- § 11-514.01

Scale: 3/16” = 5’
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)
- § 11-402.01
- § 11-502.01
- § 11-502.02
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Scale: 3/16” = 5’
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)
- § 11-402.04
- § 11-404.04.N
- § 11-503.01
- § 11-523
- § 11-613.05
- § 11-613.09
- § 11-703.02
- § 11-705
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Scale: 3/16” = 20’
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” = ________’