INFILL DEVELOPMENT ZONE – “IDZ”

• Introductions
  – Taskforce
  – Technical Staff

• City Council Request Overview
  – Expectations of Taskforce
  – Meetings

• Basics of Infill Development Zone
  – Base District versus Overlay District
  – Top Concerns to address
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• Council Consideration Request (CCR)
  – Review of IDZ to recommend possible amendments to address concerns

• Governance Committee
  – Recommended DSD move forward with review
  – UDC Amendment requires review by PCTAC, Zoning Commission, Council Subcommittee and City Council Consideration

• Process to move forward
  – Formation of Taskforce
  – Monthly meetings of Taskforce to review IDZ provisions
  – Monthly meetings for community input
  – Finalize recommendation
  – Appropriate Commissions, Committees and Council Consideration
## PROPOSED TASKFORCE TIMELINE

<table>
<thead>
<tr>
<th>Task Force Meetings – Mondays 2:00PM – 4:00PM</th>
<th>General Meetings – Tuesdays 6:00PM – 7:30PM</th>
</tr>
</thead>
<tbody>
<tr>
<td>Meeting #1: September 25, 2017</td>
<td>Meeting #1: October 9, 2017 - Monday</td>
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<tr>
<td>Meeting #2: October 23, 2017</td>
<td>Meeting #2: November 7, 2017</td>
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<tr>
<td>Meeting #3: November 20, 2017</td>
<td>Meeting #3: December 5, 2017</td>
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<tr>
<td>Meeting #4: December 18, 2017</td>
<td>Meeting #4: January 9, 2018</td>
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<tr>
<td>Meeting #5: January 22, 2018</td>
<td>Meeting #5: February 6, 2018</td>
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- Encourages inner city development
  - Within CRAG (Community Revitalization Action Group)
  - 10% of structures in census tract abandoned or 10% of lots are vacant or
  - Inside Loop 410/ Adopted Plan area

- Ideal for lots developed many years ago
  - structures built prior to setback or parking requirements

- Victoria Courts:
  - first IDZ district processed within 1st year of the UDC adoption
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• As a **base zoning** district:
  – Applicant specifies a list of allowed uses
    • Example:
      – IDZ with uses permitted in “C-1” Light Commercial District, or
      – IDZ with 10 detached single family dwellings
  – Submits site plan showing location of uses, ingress/egress and streets
  – Detached Single-Family lots - meets minimum lot size of 1,250 square feet
  – Use of an access easement for frontage
  – Rear Setback of 5 feet
  – Front setback within 10% of median for blockface
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• As an **overlay** district:
  – Applicant keeps uses in the base district (like C-2)
  – Parking is eliminated
  – Development standards (where not relaxed) for the base district remain in effect. (i.e. height, number of units)
  – Site plan is **not** required
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• As a **base** or **overlay** district:
  – “compatibility design” requirements do **not** apply if abutting properties are vacant
• Compatibility standards allow applicant to pick 2 of 5 requirements:
  – Setbacks between buildings
  – Proportion of windows & doorways
  – Similarity of façade size
  – Location & treatment of entryway
  – Building height (limited to 10% difference)
• For rezoning case:
  – applicant can prepare an exhibit to indicate urban design proposal to be used as a guide when building permit applications are submitted
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• Traffic Impact Analysis (TIA) and Parking Requirements
  – TIA is not required
    • Scoping meeting encouraged
    • TIA worksheet is required at time of rezoning
  – Minimum Parking Requirements do not apply

• Parkland Dedication Requirements
  – Parks and Open Space standards do not apply
  – Zoning Applications - go to Parks Department for comment when property is within 200 feet of a park

• Bufferyard Requirements
  – do not apply
  – Landscape and streetscape planting standards do apply
IDZ Taskforce Review

• Items of Concerns to be addressed
  – Site Plan Requirements
  – Setbacks adjacent to other properties
  – Parking Requirements

• Taskforce Members Concerns
  – What have you heard from your neighborhood?