




Planning & Development Division
Planning & Economic Development Department

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Date: August 18, 2021
To: President Nelson and Planning Commissioners
From: Adam Fulton, Deputy Director
RE: Public Hearing, Proposed UDC Text Amendments – MU-I, MU-P, R-P districts

Proposed changes to the UDC text for the referenced districts are based on updates discussed over the past several months with the Commission, and based on previous work plan items for UDC updates, and the policy direction of the Imagine Duluth 2035 Comprehensive Plan. If recommended for approval by the Planning Commission, the proposed changes will be brought before the City Council for consideration in September.

Recommendation:

Staff recommends that the Planning Commission conduct a public hearing on the proposed UDC changes, and make a recommendation of approval for those changes to the City Council.

Proposed changes are as follows:

Mixed Use – Institutional (MU-I) – Section 50-15.4

Code changes for the MU-I district are predominately technical in nature, providing for:

- Planning Commission to recommend, and City Council to require, that a property rezoned to MU-I complete a district plan for the institutional campus. At present, such a plan is considered “optional” and is infrequently pursued. This change will allow discretion by the City in circumstances where such a plan is a necessity to a functionally operating MU-I area.
- The district plan may allow for modified height restrictions, if lower than overall permitted height. At present, there is a height limit of 300 feet in the MU-I district. In some circumstances, it may be appropriate for a district plan to establish alternative height limitations based on information obtained during the district plan development process. This amendment would allow for this change.
- Provide for flexibility in design of parking areas and building location to maximize the use of the site and protect views from other properties.

The proposed MU-I changes relate directly to the following Imagine Duluth 2035 statement:

Economic Development Policy #3—Build on Existing Economic Strengths & Competitive Advantages (page ED-18)

Strategy 2: Coordinate with major institutions, including hospital and university campuses, to plan for their growth, minimize development impacts, and provide for stability and livability for the campuses, their employees, and surrounding neighborhoods.

Mixed Use – Planned (MU-P) – Section 50-15.7

The MU-P district allows for modifications to the underlying zoning requirements through adoption of a regulating plan for a given development site. The proposed changes for the MU-P district would clarify the requirements for

circumstances when an MU-P is permitted, providing for a minimum of three policy directives to be met from the list in 50-15.7.C before such modifications can be pursued.

The remainder of the proposed changes for the MU-P district relate predominately to the table following 50-15.7.C, providing for additional modifications in the categories such as lot frontage, height, and parking. The proposed minimum size for a MU-P-eligible site would be reduced from a minimum of two acres to one acre.

These changes are related long-identified issues in the UDC that do not function for use of the MU-P district in new development scenarios, and to the Imagine Duluth 2035 comprehensive plan, which included the following direction:

General Development Policies, Zoning Updates (page GD-7):

Strategy 2: Revise UDC lot size and dimensional standards to determine appropriateness of using small lots, including 25-foot lots, for new development. Consider educational measures about how to execute small-lot development while maintaining consistency with neighborhood form and creating modern, desirable housing.

Economic Development Policy #3—Build on Existing Economic Strengths & Competitive Advantages (page ED-18)

Strategy 4: Create a menu of options and next steps to encourage redevelopment of short-term priority sites.

Governing Principle #8: Encourage mix of activities, uses, and densities. (page G-4)

Cities have evolved as a mix of land uses, building types, housing types, and activities. Accommodating choice while protecting investment is a balance to strike in land use regulation. Mixed uses provide opportunities for a diversity of activity that segregated, uniform uses do not provide.

Residential-Planned (R-P) – Section 50-14.7

Similar to the MU-P district, the R-P allows for modifications to the underlying zoning requirements through adoption of a regulating plan for a given development site with a stronger focus on development of new housing options in the City.

The proposed amendments would address establishment of a minimum standard to allow for modifications to underlying base zoning, but would establish additional flexibility in site plan development should the project achieve those minimum standards as part of development of an effective regulating plan. That flexibility is proposed to be expanded, through broader options in property setbacks, frontage, and lot area, as well as through additional options for height and parking. The standards for ‘common open space’ are also streamlined, as this area of the R-P requirements has resulted in substantial challenge in its utility for development sites because it is written in a highly proscriptive way. The minimum lot size for R-P districts would also be reduced, to match MU-P at a minimum size of one acre.

The proposed changes were evaluated and developed based on guidance of the comprehensive plan, as follows:

Housing Policy #1 - Increase density in and around the designated Core Investment Areas. (page HS-20)

Strategy 3: Explore opportunities to increase amenities to create livable and walkable neighborhoods

Strategy 4: Focus on creative housing options of a non-traditional neighborhood design, such as homeownership through dense attached or detached single-family housing development fronting a pedestrianized street.

Housing Policy #2 – Provide affordable, attainable housing opportunities (page HS-21)

Strategy 6: Continue to adjust applicable UDC criteria for housing development to encourage innovation and to simplify and accelerate the development process.

Proposed code changes: MU-I district, MU-I standards (parking), MU-P district, R-P district

MU-I district (Section 50-14.4):

50-14.4 Mixed-Use Institutional

B. ~~District plan option.~~

1. In an MU-I zone district that contains ~~ten acres or more of~~ land and multiple buildings owned or operated by a single institution, the institution may choose to obtain approval of a district plan from the city as set forth in Article V, or such a plan may be required as part of a rezoning ordinance approved by City Council;
2. After a district plan that complies with this Section 50-15.4 is approved, all subsequent development proposed by the institution that substantially complies with the density, location and uses of the approved district plan shall be administratively approved by the land use supervisor through the planning review process in Section 50-37.11 without the need for additional planning commission review or public hearings;

B. ~~Optional~~ District plan requirements.

Planning area.

1. The planning area for the ~~optional~~ district plan shall include all the contiguous areas and properties under the ownership and control of the institution. All maps submitted under this Section also shall depict properties within 500 feet of the planning area boundaries;

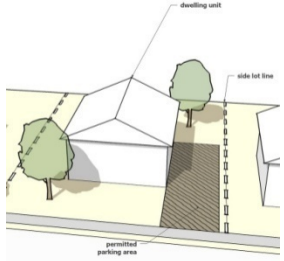
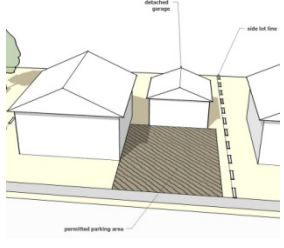
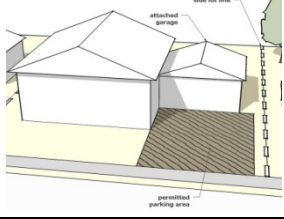
Plan requirements.

2. An ~~optional~~ district plan shall, at a minimum, include the following information unless the land use supervisor determines that some elements are not necessary to evaluate the institution's future impacts on surrounding neighborhoods:
 - (a) A statement as to whether the institution intends to acquire any additional properties in the surrounding area for conversion to institution uses over the ten year period, and, if so, the general direction of that proposed expansion;
 - (b) A plan and description of the maximum amount of development of land and buildings expected to occur within the planning area boundaries within over the next ten years, including:
 - (i) Location of each potential new building or significant expansion of or addition to existing buildings;
 - (ii) Maximum floor area and height of potential new buildings and additions to and expansions of existing buildings;
 - (iii) Any setbacks and buffering from the external planning area boundaries;
 - (iv) Total number and location of parking spaces that will be developed to serve any new development;
 - (v) A statement of any sensitive natural areas or site features that will be protected from development, and the measures to be taken to protect them;
 - (vi) A statement as to any public improvements anticipated to be required from the city or any public or quasi-public entity to serve the proposed development;
 - (c) A transportation and parking management element that identifies traffic circulation patterns, entry and exit points for traffic at the planning area boundaries, any anticipated increases or decreases in traffic entering or exiting the planning area, how parking needs and transit service will be accommodated within the planning area and any measures to be used to mitigate traffic and parking impacts on surrounding areas.

If the district plan reflects an increase of ten percent or more in building gross square footage or an increase of ten percent or more of employment or enrolled students within the planning areas, the city may require that the institution base this element on a traffic and parking study prepared by a qualified consultant;

- (d) An open space, trail and pedestrian/bicycle circulation element that describes how those features will be integrated into the proposed development and connected to similar features in the surrounding area;
- (e) A massing plan showing the locations of all existing and planned buildings more than 20 feet taller than the maximum height allowed in any adjacent residential zone district, together with any design standards to be applied on those buildings to reduce the degree to which those buildings obstruct views of Lake Superior from adjacent residential neighborhoods;
- (f) A description of any requested variation from the development standards in Article IV that would otherwise apply to the planning area. Unless varied by the district plan, the provisions otherwise applicable to the MU-I zone district will apply;
- (g) The district plan may establish height limitations below the maximum heights established as permissible in the MU-I zone based on verifiable information pertaining to impacts to views by uphill properties, or to access to light and air by adjacent properties.

MU-I standards – parking (Table 50-24-3)

Table 50-24-3: Permitted Parking Areas	
Type of Lot	Permitted Parking Area
Residential Districts	
Non-corner lot with non-residential use	The rear yard and one side yard
Non-corner lot with residential use and no garage	The rear yard, and the area between one side lot line and the nearest side wall of the dwelling unit and its extension to the improved street abutting the front yard (see diagram to the right). 
Non-corner lot with residential use and detached garage	The rear yard, and the area between the closest side lot line to the side wall of the dwelling unit nearest to the garage, and its extension to the improved street abutting the front yard (see diagram to the right). 
Non-corner lot with residential use and attached garage	The rear yard, and the area between the closest side lot line to the common wall separating the dwelling unit and garage, and its extension to the improved street abutting the front yard (see diagram to the right). 
Corner lot with residential use or non-residential use	The rear yard and one side yard
Mixed Use and Special Purpose Districts	
All mixed use and special purpose districts	Buildings or projects constructed after November 19, 2010, shall locate no more than 50 percent of off-street accessory parking within the front yard, except as provided in Section 50-24.6.C, <u>unless modified as part of an approved District Plan.</u>
Form districts	Parking only permitted on those portions of the lot permitted for the building type being constructed pursuant to secs. 50-16 and 50-22.

MU-P district

50-15.7 Mixed Use-Planned (MU-P).

A. Purpose.

The MU-P district is established to provide a flexible development option for mixed use projects that integrate creative site design, provide a variety of building types, provide unique on-site amenities, conserve natural features, increase pedestrian connectivity, or otherwise result in a final product that provides a greater level of public benefit than would be required under the existing zone district. Each MU-P district requires approval of an MU-P regulating plan that includes the location, type, and intensity of proposed development and a description of public amenities or benefits included. A variety of residential and commercial uses are permitted, as shown in Table 50-19.8, provided projects are compatible in scale and character with the surrounding neighborhood and are included in the approved MU-P plan;

B. Examples.



C. Modifications.

An applicant may seek only the modifications in Table 50-15.7-1, based on demonstration of how the proposal supports the purpose of the MU-P district as stated in Section 50-15.7.A and proposes as part of the project to be achieved through the MU-P rezoning three or more of the following priorities the following desired MU-P amenities:

1. Significant preservation and protection of natural resources and undeveloped areas, including wetlands, trees, key habitat, and wildlife areas;
2. A higher level of sustainability, demonstrated in buildings, site design, and transportation, than required by Section 50-28;
3. More efficient and effective use of streets, utilities, and public facilities to support high quality development at a lesser cost;
4. Recreational facilities that are open available for regular to the public use, such as parks, trails, and playgrounds.
5. Accommodations for and linkages to mass transit;
6. Creative site and building design;
7. Bike lanes and trails within the development and that connecting to other trails and destinations in the city's transportation systems;
8. Pedestrian services amenities such as benches, plazas, pedestrian-scaled lighting, traffic calming, and art;

Table 50-15.7-1: Modifications Allowed.	
Chapter Requirement	Maximum Modification Allowed
Distance from property lines	No required yards
Building height	50% 20% increase if not within 200' of an R-1 or R-2, if application demonstrates avoidance of substantial impacts to views from uphill sites
Lot frontage	40% decrease No required lot frontage
Buildings per lot	More than one building may be placed on one lot
Parking	10% decrease in addition to other allowable chapter reductions or a 10% increase over the maximum Provided in accordance with the parking needs for proposed development, as demonstrated through a professionally completed parking study
Landscaping	20% decrease Alternative or off-site landscaping permitted
Street cross-section width	Public or private street permitted; street cross section as determined by City Engineer and Land Use Supervisor
Building design standards	Can May propose alternative standards
Higher Education Overlay	Can May propose alternative standards

D. Applicability.

An MU-P district shall only be established in the R-2, MU-N, MU-C, and MU-B districts provided the property meets the requirements in Table 50-15.7-2.

TABLE 50-15.7-2: Characteristics of MU-P Areas.	
Current zoning	R-2, MU-N, MU-C, MU-B
Minimum lot size	2 acres <u>1 acre</u>

E. Rezoning approval and regulating plan required.

The establishment of an MU-P district requires rezoning the property per Section 50-37.3 from a current zone district to MU-P and the approval of an MU-P plan per Section 50-37.11, that governs the uses, location, density, dimensional standards and character of the proposed project.

In accordance with the purpose of the MU-P district, approval of the MU-P plan is deemed to include subdivision approval; MU-P districts are not required to submit a separate subdivision application under Section 50-37.5,

F. Development standards.

1. The development standards of the base zone district(s) where the property is located shall apply to any MU-P zoned land unless waived or varied by the terms of an approved MU-P regulating plan. The ordinance approving an MU-P district and the approved regulating plan shall identify the previous base zone districts for each portion of the property;
2. Overall density in residential portions of the MU-P shall be identified; follow the density requirements of the previous zone district unless modified as part of the MU-P plan;
3. ~~Height standards:~~
 - ~~(a) Maximum building height within 200 feet of an R-1 district is 35 feet;~~
 - ~~(b) Maximum building height within 200 feet of an R-2 district is 50 feet;~~
 - ~~(a) Common open space. Adequate provisions shall be made for the permanent preservation and maintenance of active or passive open space. Common open space shall not be less than 20 percent of the area of the project and shall comply with the following requirements: Common open space shall include the shore and bluff impact zones;~~
 - ~~(b) Common open space shall include, where possible, wetlands, floodplains, wildlife areas, steep slopes, rock outcrops, tree stands and areas unsuitable for development in their natural state;~~
 - ~~(c) At least 50 percent of the common open space shall be retained in a contiguous area;~~
4. ~~Common open space shall not include roads or right-of-way;~~
5. The development shall encourage walkable, bikeable communities through the use of complete streets, alleys, sidewalks and trails, interconnected street networks, small blocks, front porches, and buildings that are sited adjacent to streets;
6. All ~~shoreland setbacks and other dimensional~~ natural resource requirements from Section 50-18.1 (NR-O) shall continue to apply and cannot be varied through the MU-P process;

G. Required community meeting.

The applicant shall hold at least one community meeting to discuss the project plan before submitting an application for MU-P rezoning ~~the plan~~ for review and approval by the city. Notice of the public meeting shall be mailed to all property owners within 350 feet outside the planning area boundaries, and the city shall provide the applicant with the names and address of those property owners upon request. The applicant shall submit with the application documentation that the community meeting has taken place, the date and time of the meeting, the number of attendees, any issues raised regarding the plan and any responses to those concerns incorporated in the plan;

H. Required rezoning application and regulating plan contents.

1. The rezoning application (approved per Section 50-37.3) shall include the following information:
 - (a) A concept map showing the property to be rezoned and general uses within the area;
 - (b) Maximum residential densities and maximum square footage for nonresidential land uses;
 - (c) Maximum building heights;
2. The regulating plan (approved per Section 50-37.11) shall cover all of the land in the proposed MU-P district and shall regulate all future development in the MU-P district. An approved MU-P plan is required before any building permits may be issued within the MU-P district. The MU-P plan shall include maps and text describing the following information:
 - (a) General layout of development areas and building parcels in relation to the natural features to be protected and the proposed road, trail and bicycle circulation systems;
 - (b) Lot sizes and widths, building setbacks, and maximum building heights for all proposed development parcels;
 - (c) Previous base zone districts;
 - (d) A traffic impact analysis;

- (e) A road, trail and bicycle circulation plan (including how the circulation may intersect with transit use) and a description of proposed road, trail and bike route widths, trail surfaces, a proposal for maintenance of each road and trail (which may include dedication to and maintenance by the city), and a statement as to whether public access will be permitted on each road, trail, and bicycle route;
- (f) A natural resources inventory and natural site features to be protected;
- (g) Common open space to be provided, the location of that open space, a calculation of proposed open space as a percentage of the total land area in the MU-P zone, a proposal for protection and maintenance of the open space over time and a statement as to whether public access to the open space shall be provided;
- (h) Permitted and special uses for the site, which shall be consistent with those shown in Table 50-19.8; special uses listed in the MU-P plan will need to apply for and receive a special use permit prior to building;
- (i) Maximum residential densities and maximum square footage for nonresidential land uses;
- (j) A plan describing the demand for and location of water, sewer, and utility service to the property, including any additional right-of-way needed to accommodate those utilities. In addition, the plan shall indicate all utilities that will be owned or maintained by the public, and if any of those services are to be provided by the city or a public or quasi-public district, and provide a statement as to whether the proposed facilities will meet the engineering and maintenance standards of that entity;
- (k) Details on buffering or transitioning between uses of different intensities both on- and off-site;
- (l) A plan for stormwater collection and treatment that includes a summary of land use and technical methods used to minimize storm water run-off from the site;
- (m) Off-street parking to be provided in driveways, surface lots and garages;
- (n) Any public amenities, other than common open space, to be provided by the applicant, together with a statement as to whether those amenities shall be available for public use;
- (o) Any required building types, form-based regulation or architectural design requirements, as well as a description of how those standards will be maintained and enforced over time;
- (p) If a project involves construction over a period of time in two or more phases, a phasing plan demonstrating that each phase meets density requirements, open space requirements, and provision of public amenities. Phasing plan shall include an approximate time frame for each phase of development. The applicant shall provide agreements, contracts, covenants, deed restrictions, and sureties acceptable to the city attorney for the completion of the development according to the approved MU-P plan;
- (q) Cross sections demonstrating the proportions of buildings and the relationship between those buildings, pedestrian spaces and the streetscape;

I. Amendments.

Applications to amend an existing MU-P plan shall follow the process described in Section 50-37.3 if they relate to uses, densities, or height. All other amendments shall follow the process in Section 50-37.11. (Added by Ord. No. 10192, 12-17-2012, § 6; Ord. No. 10286, 3-10-2014, § 4.)

50-14.7 Residential-Planned (R-P).

A. Purpose.

The R-P district is established to provide a flexible development option for residential projects that integrate creative site design, provide a variety of housing types, provide unique on-site amenities, conserve natural features, increase pedestrian connectivity, or otherwise result in a final product that provides a greater level of public benefit than would be required under the existing zone district. Each R-P district requires approval of an R-P regulating plan that includes the location, type and intensity of proposed development and a description of public amenities or benefits included. Single-family residences, two-family residences and townhouses, as well as accessory uses, are permitted, as shown in Table 50-19.8, provided projects are compatible in scale and character with the surrounding neighborhood and are included in the approved R-P plan;

B. Examples.

C. Modifications.

An applicant may seek only the modifications in Table 50-14.7-1, based on demonstration of how the proposal supports the purpose of the R-P district as stated in subsection 50-14.7.A and proposes as part of the project to be achieved through the R-P rezoning three or more of the following priorities the following desired R-P amenities:

1. Significant preservation and protection of natural resources and undeveloped areas, including wetlands, trees, key habitat, and wildlife areas.
2. A higher level of sustainability, demonstrated in buildings, site design, and transportation, than required by Section 50-28.
3. More efficient and effective use of streets, utilities, and public facilities to support high quality development at a lesser cost.
4. Recreational facilities that are ~~open~~ available for regular to the public use, such as parks, trails, and playgrounds.
5. Accommodations for and linkages to mass transit.
6. ~~Creative site design as appropriate for the site, such as New Urbanist design for a walkable community or conservation development for a rural neighborhood.~~ Compact residential development that incorporates small lots and significant density (for single-family developments this would be 4-10 units/acre).
7. Bike lanes and trails within the development ~~and~~ that connecting to other trails and destinations in the city's transportation system.
8. Pedestrian services amenities such as benches, plazas, pedestrian-scaled lighting, traffic calming, and art.

Table 50-14.7-1: Modifications Allowed	
Chapter Requirement	Maximum Modification Allowed
Distance from property lines	Reduction in setbacks; minimum 5' setback from rights of way <u>No required yards</u>
Lot frontage	25% decrease <u>No required minimum lot frontage</u>
Lot area, general	20% decrease <u>No required minimum lot area</u>
Lot area, when clustering is used to preserve open space	Overall density of the R-P district should demonstrate a maximum of 20% decrease over base zone districts. Individual lot sizes are allowed up to a 50% decrease.
Building height	Up to a 5' increase <u>Up to a 50% increase, if application demonstrates avoidance of substantial impacts to views from uphill sites</u>
Parking	Provided in accordance with the parking needs for proposed development, as demonstrated through a professionally completed parking study
Landscaping	15% decrease <u>Alternative or off-site landscaping permitted</u>
Street cross-section width	As determined by city engineer and land use supervisor

D. Applicability.

An R-P district shall only be established in the ~~RR-1, RR-2, and R-1, and R-2~~ districts provided the property meets the requirements in Table 50-14.7-2;

TABLE 50-14.7-2: Characteristics of High-Density and Low-Density in R-P Areas	
Current zoning	RR-1, RR-2, R-1, R-2
Minimum lot size	4 <u>1</u> acres

E. Rezoning approval and regulating plan required.

The establishment of an R-P district requires rezoning the property per Section 50-37.3 from a current zone district to R-P and the approval of an R-P plan per Section 50-37.11 that governs the uses, location, density, dimensional standards and character of the proposed project.

In accordance with the purpose of the R-P district, approval of the R-P plan is deemed to include subdivision approval; R-P districts are not required to submit a separate subdivision application under Section 50-37.5;

F. Development standards.

1. The development standards of the base zone district(s) where the property is located shall apply to any R-P zoned land unless waived or varied by the terms of an approved R-P regulating plan. The ordinance approving an R-P district and the approved regulating plan shall identify the previous base zone districts for each portion of the property;

2. Overall density in residential portions of the R-P shall follow the density requirements of the previous zone district unless modified as part of the R-P plan;

3. Minimum percentage of property (excluding common open space) used for residential purposes shall be 66 percent;

4. Common open space. Adequate provisions shall be made for the permanent preservation and maintenance of active or passive open space. Common open space shall not be less than 30 percent of the area of the project (not including right-of-way) and shall follow generally accepted conservation design practices and include preservation of views, sensitive natural areas, trees, and natural habitat. Common open space should endeavor to be contiguous and shall be owned and managed by a property owners association or, if acceptable to the city, dedicated to the public. comply with the following requirements:

~~(a) Common open space shall include the shore and bluff impact zones;~~

~~(b) Common open space shall include, where possible, lands within the Skyline Overlay;~~

~~(c) Common open space shall include, where possible, wetlands, floodplains, wildlife areas, steep slopes, rock outcrops, tree stands and areas unsuitable for development in their natural state;~~

~~(d) No more than one-quarter of the required common open space shall consist of wetlands;~~

~~(e) Common open space shall not include areas within 25 feet of any structure, any impervious surface, or the area between buildings within an individual cluster of buildings;~~

~~(f) At least 50 percent of the common open space shall be retained in a contiguous area;~~

~~(g) Where possible, the design should utilize features such as vegetation, fences, topography, roads or trails to delineate the boundary of the common open space to minimize potential physical encroachments into the common open space by adjacent homeowners;~~

~~(h) Common open space shall not include land within rights of way;~~

~~(i) Ownership of common open space. Common open space shall be owned and managed by a property owners association and shall be encumbered through an easement, restrictive covenant or other instrument suitable to the city;~~

5. All shoreland setbacks and other dimensional requirements from Section 50-18.1 (NR-O) shall continue to apply and cannot be varied through the R-P process;

G. Required community meeting.

The applicant shall hold at least one community meeting to discuss the plan before submitting the rezoning application plan for review and approval by the city. Notice of the public meeting shall be mailed to all property owners within 350 feet outside the planning area boundaries, and the city shall provide the applicant with the names and address of those property owners upon request. The applicant shall submit with the application documentation that the community meeting has taken place, the date and time of the meeting, the number of attendees, any issues raised regarding the plan and any responses to those concerns incorporated in the plan;

H. Required rezoning application and regulating plan contents.

1. The rezoning application (approved per Section 50-37.3) shall include the following information:

- (a) A concept map showing the property to be rezoned and general uses within the area;
- (b) Maximum residential densities and maximum square footage for nonresidential land uses;
- (c) Maximum building heights;

2. The regulating plan (approved per Section 50-37.11) shall cover all of the land in the proposed R-P district and shall regulate all future development in the R-P district. An approved R-P plan is required before any building permits may be issued within the R-P district. The R-P plan shall include maps and text describing the following information:

- (a) General layout of development areas and building parcels in relation to the natural features to be protected and the proposed road, trail and bicycle circulation systems;
- (b) Lot sizes and widths, building setbacks, and maximum building heights for all proposed development parcels;
- (c) Previous base zone districts;
- (d) A road, trail and bicycle circulation plan (including how the circulation may intersect with transit use) and a description of proposed road, trail and bike route widths, trail surfaces, a proposal for maintenance of each road and trail (which may include dedication to and maintenance by the city), and a statement as to whether public access will be permitted on each road, trail, and bicycle route;
- (e) A natural resources inventory and natural site features to be protected;
- (f) Common open space to be provided, the location of that open space, a calculation of proposed open space as a percentage of the total land area in the R-P zone, a proposal for protection and maintenance of the open space over time and a statement as to whether public access to the open space shall be provided;
- (g) Permitted and special uses for the site, which shall be consistent with those shown in Table 50-19.8; special uses listed in the R-P plan will need to apply for and receive a special use permit prior to building;
- (h) Maximum residential densities and maximum square footage for nonresidential land uses;

- (i) A plan describing the demand for and location of water, sewer, and utility service to the property, including any additional right-of-way needed to accommodate those utilities. In addition, the plan shall indicate all utilities that will be owned or maintained by the public, and if any of those services are to be provided by the city or a public or quasi-public district, and provide a statement as to whether the proposed facilities will meet the engineering and maintenance standards of that entity;
- (j) Details on buffering or transitioning between uses of different intensities both on- and off-site;
- (k) A plan for stormwater collection and treatment that includes a summary of land use and technical methods used to minimize storm water run-off from the site;
- (l) Off street parking to be provided in driveways, surface lots and garages;
- (m) Any public infrastructure, amenities, other than common open space, to be provided by the applicant, together with a statement as to whether those amenities shall be available for public use;
- (n) Any required building types, form-based regulation or architectural design requirements, as well as a description of how those standards will be maintained and enforced over time;
- (o) If a project involves construction over a period of time in two or more phases, a phasing plan demonstrating that each phase meets density requirements, open space requirements, and provision of public amenities. Phasing plan shall include an approximate time frame for each phase of development. The applicant shall provide agreements, contracts, covenants, deed restrictions, and sureties acceptable to the city attorney for the completion of the development according to the approved R-P plan;
- (p) Cross sections demonstrating the proportions of buildings and the relationship between those buildings, pedestrian spaces, and the streetscape;

I. Previously approved developments.

All residential developments approved prior to November 19, 2010, as low-density planned developments pursuant to Sections 50-36.1 through 50-36.3 of the previous zoning code shall be treated as approved developments, and will be rezoned to the R-P zone district;

J. Amendments.

Applications to amend an existing R-P plan shall follow the process described in Section 50 37.3 if they relate to uses, densities, or height. All other amendments shall follow the process in Section 50-37.11. (Ord. No. 10044, 8 16 2010, § 6; Ord. No. 10096, 7 18 2011, § 9; Ord. No. 10192, 12 17 2012, § 4; Ord. No. 10286, 3 10 2014, § 1.)