



BACKGROUND:

In November 2013, the City Council approved the Infill Advisory Group's technical recommendations to remove barriers to infill development and incorporate flexibility in standard development requirements. The goal is to promote growth and development in areas served by light rail and existing public infrastructure. This handout summarizes and organizes all of the technical recommendations into discipline categories. The effective date of these policies is January 1, 2014.

CITYWIDE INFILL POLICIES:

Civil

- Requirement for Public Utility Easements on a PLAT are waived when the applicant provides approval letter(s) from the associated utility agency.
- Low slope sewer taps are allowed with appropriate engineering calculations.
- A Grading and Drainage plan is not required when the sum of the additional impervious surfaces is no greater than 2,000 square feet.

Fire

- Minimum fire line sizing is allowed.

Site/Landscape

- Combined Site/Landscape plans are allowed for lots less than two (2) net acres.
- Combined Inventory/Salvage/Landscape plans are allowed for sites less than five (5) net acres in size.

Traffic

- Existing driveway widths are allowed to remain when traffic is not significantly increased due to a change of use.
- Existing parking lots are allowed to remain as long as minimal parking lot changes are proposed.
- New parking spaces can match existing spaces as long as less than 50 spaces are being added.
- The following is allowed if less than 2,000 square feet of building is being added:
 - 1) Waive requirement for driveway retrofits
 - 2) Waive requirement for right-of-way and sidewalk dedications
 - 3) Waive requirement for street improvements
- If a more intense use is not proposed, then the requirements to bring number of parking spaces up to code for sites that do not meet the minimum required parking can be waived.

INFILL POLICIES WITHIN THE INFILL DEVELOPMENT DISTRICT:

Civil/Water

- Pre-development versus post-development or first flush, whichever is greater, is allowed for retention.
- Master meters are allowed for Single-Family Attached subdivisions.
- Zero lot line buildings in the Downtown Code area are allowed first flush retention.

Fire

- 16-foot fire access roads are allowed.

Site/Landscape

- Eliminate inventory/salvage requirement, unless the property has specific zoning stipulations regarding existing trees/plants and as long as there are no trees in the right-of-way that will be removed.

Solid Waste

- Specialized solid waste collection in smaller trucks is allowed in order to reduce the turnaround requirements (reduced 30-foot clearance).

Traffic

- Alley access is allowed, if the alley is paved per city standards.
- Pedestrian and bike connectivity in traffic studies for Downtown Code and Infill Development District must be included.

For questions, please see staff at the Site Development Counter or call (602) 495-0302.