

Draft code amendments to implement North Park Community Plan Update Strategy to Implement Huffman Redevelopment by Offering a PDP Process and Increased Density:

§143.0402 When Planned Development Permit Regulations Apply

This Division applies to all *development* proposals for which a Planned Development Permit is requested, in accordance with Table 143-04A.

**Table 143-04A
Supplemental Planned Development Permit Regulations Applicability**

Type of <i>Development</i> Proposal	Applicable Sections	Required <i>Development</i> Permit/Decision Process⁽¹⁾
Residential <i>development</i> requesting deviations from applicable zone regulations through <i>Development</i> that complies with the applicable <i>land use plan</i> designation, but contains uses that are not permitted in the underlying base zone [No change]		
<u>Multiple dwelling unit residential development with increased density per the adopted land use plan</u>	<u>143.0403, 143.0410, 143.0455</u>	<u>PDP/Process 4</u>
Rural cluster <i>development</i> in the AR and OR zones through Residential <i>development</i> in RS zones of <i>urbanized Communities</i> where a Planned Development Permit is Requested [No change]		

§143.0410 General Development Regulations for Planned Development Permits

(a) [No change]

(j) Criteria For *Development* Design

The following design criteria will be used to evaluate proposed *developments* in conjunction with the required *findings*.

- (1) The overall *development* design should be comprehensive and should demonstrate the relationships of the proposed *development* on-site with existing *development* off-site.

- (2) The scale of the project should be consistent with the neighborhood scale as represented by the dominant *development* pattern in the surrounding area or as otherwise specified in the applicable land use plan.
- (3) Buildings should avoid an overwhelming or dominating appearance as compared to adjacent *structures* and *development* patterns. Abrupt differences in scale between large commercial buildings and adjacent residential areas should be avoided. Instead, gradual transitions in building scale should be incorporated.
- (4) Larger *structures* should be designed to reduce actual or apparent bulk. This can be achieved by using pitched roof designs, separating large surface masses through changes in exterior treatment, or other architectural techniques.
- ~~(3)~~ (5) Buildings, *structures*, and facilities on the *premises* should be well integrated into, oriented towards, and related to, the topographic and natural features of the site.
- ~~(4)~~ (6) Proposed *developments* should avoid repetitious *development* patterns that are inconsistent with the goals of the applicable *land use plan*.
- (7) To the greatest extent possible, landscaping should be used to soften the appearance of blank walls and building edges and enhance the pedestrian scale of the *development*.
- (8) Elements such as *street trees*, curbside landscaping, varied *setbacks*, and enhanced paving should be used to enhance the visual appearance of the *development*.
- (9) Roof forms should be consistent in material, design, and appearance with existing *structures* in the surrounding neighborhood.
- (10) Plant materials and other design features should be used to define and enhance the appearance of roof spaces, especially flat roofs that are visible from higher elevations.
- ~~(10)~~(11) Building material and color palettes should be consistent with applicable guidelines in the applicable *land use plan*, if provided.

§143.0455 Supplemental Planned Development Permit Regulations for Multiple Dwelling Unit Residential Development with Increased Density per the Adopted Land Use Plan

In addition to the general regulations for all Planned Development Permits in Section 143.0410(j)(5) through (11), the following regulations apply to *multiple dwelling unit residential development* that requests approval of increased *density* via a Planned Development Permit where expressly provided for in the adopted *land use plan*. It is the intent of these regulations to provide increased density in pedestrian-friendly *development* that is consistent with the planned character of the neighborhood per the adopted *land use plan*. Approval of a proposed *development* in accordance with Section 143.0455 shall require the *findings* in Section 126.0604(b) to be made.

(a) Density

- (1) The maximum permitted *density* shall be as specified in the adopted *land use plan* and shall not require processing of a deviation.
- (2) Utilization of this increased *density* alternative shall require the provision of housing within the *premises*, affordable to *low* or *very low income families*, in accordance with Section 143.0455(c).

(b) Relationship of the proposed *development* to the *public right-of-way* and neighboring property.

- (1) Provide visually interesting building articulation that maintains a sense of scale and transition to buildings lower in height and to the adjacent *public right-of-way*:
 - (A) Provide offsetting wall planes, openings, projections, recesses and other building details.
 - (B) Vary the rooflines and incorporate one and two story building components with upper-story step backs at the third *floor* and above.
 - (C) Building street facades shall include a main entry and other pedestrian-oriented architectural features such as windows, balconies, trellises, wing walls (attached to building), garden walls (free standing), porches, fencing, and arbors.
 - (D) Off-street parking spaces shall be located behind the building street façade where possible, and shall be provided via an *alley* where available.
- (2) Existing curb cuts shall be reduced and adjacent sidewalk, curb, and gutter shall be provided to City standards. Where provided, curb cuts shall not exceed the maximum dimension identified in Section 142.0560.