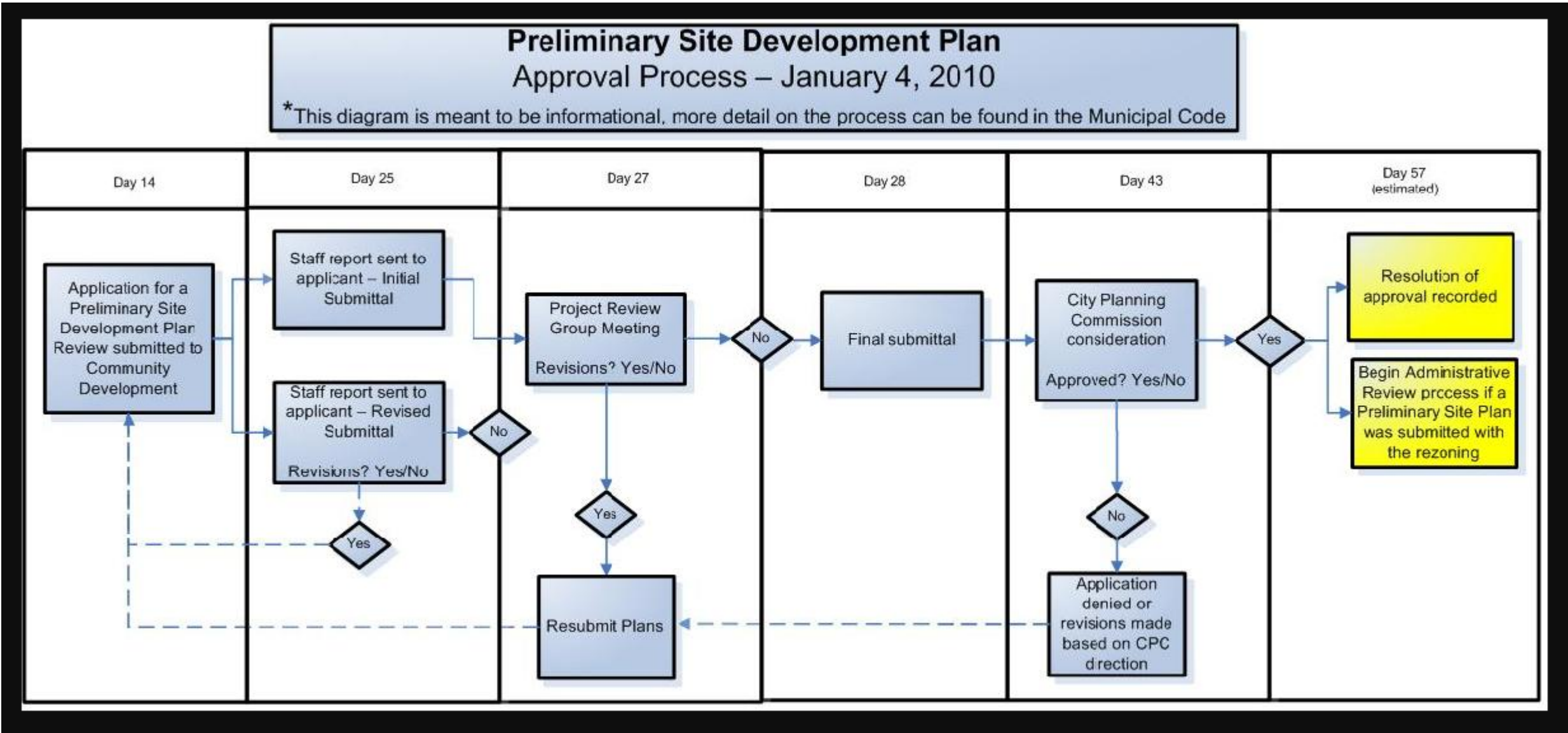


Issue #8: Predictability in the Development Review Process

Description of Issue

Currently, most non-single family developments must go through a public review process. Depending on the project this can be multiple public hearings. Public hearings provide an opportunity for the members of the community to express concerns and support for projects, but they are also inherently unpredictable. During contentious public hearings neither developers nor members of the public are sure what the outcome will be.

Therefore, the City is exploring how the zoning code could improve the review and approval process for development projects. This means that developers and community members alike can expect greater predictability on proposed development projects. More specifically, developers will know what they need to incorporate into their projects for a streamlined review and neighborhood residents will have a clear understanding of what can be built based on the requirements in the code.



City's current process for preliminary site development plan review.

What approaches interest you?

| Possible Approach | Interested | Not Interested |
|---|------------|----------------|
| Improve development transitions between residential and non-residential uses to address potential conflicts and ensure compatibility | | |
| When all clearly defined enhanced design requirements, such as height, setbacks, screening, and landscaping are met, allow a streamlined review | | |
| Ensure that zoning designations are updated appropriately to avoid land use conflicts and provide for transitions between residential and more intense housing and commercial development | | |

Relationship to the City’s Comprehensive Plan, EnvisionCR

Guiding Principles

- Create a healthy and desirable place to live.
- Connect all parts of the city. Integrate land uses and encourage pedestrian-scaled design.
- Provide efficient urban services.

Goals

- **StrengthenCR Goal 2.** Improve the quality and identify of neighborhoods and key corridors.
- **GrowCR Goal 1.** Encourage mixed-use and infill development.
- **ConnectCR Goal 4.** Improve the function and appearance of our key corridors.
- **GreenCR Goal 1.** Be stewards for the environment, promoting economic and social growth while restoring the relationship between the city and the natural environment.
- **ProtectCR Goal 3.** Maintain and provide quality services to the community.

