

**Criteria for Approval for  
Redevelopment Plans  
Section 406(B)(1 thru 4) and  
Section 146-405(F)(1 thru 11)**

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- 1. The director of planning is authorized to approve, without notice or hearings, plans for redevelopment of land and structures. However, the director of planning has the discretion to send the plan to the planning and zoning commission for review as a site plan. If the proposed redevelopment will significantly change the character of the development, or increase the external effects on adjacent property, as determined by the director of planning, the plan shall be presented and reviewed using the site plan criteria found in Section 405(F) 1 through 11 to the planning and zoning commission for review.**
- 2. The planning director is authorized to waive development standards for redevelopment projects when strict compliance with the standards in this chapter would make a redevelopment project infeasible. The planning director may waive such development standards only after he or she is satisfied that the applicant has used his or her best efforts to comply with the development standards. The planning director may waive the standards if the applicant has provided a compensating amenity or has properly mitigated adverse effects. The waiver shall be granted only if such variance will not adversely affect adjacent properties or the surrounding neighborhood.**
- 3. Notwithstanding the provisions of section 147-14(b)(1) of the City Code, the public works director is authorized to grant a deferral of public improvements for redevelopment projects. Such deferral shall be subject to the conditions and limitations in section 147-14(b)(2) of the City Code.**
- 4. Upon approval, a redevelopment plan shall restrict and limit the construction, location, use, and operation of all land structures included within the plan to all conditions and limitations set forth in the plan. All lands shall be maintained in compliance with the approved redevelopment plan.**

**And**

- (F) Criteria for Review and Approval. Approval of site plans under this section may include conditions or limitations. The following criteria shall be considered by the planning and zoning commission and the city council in reviewing applications under this section:**

- 1. Consistency with comprehensive plan. The proposed site plan is consistent with the provisions of the comprehensive plan, the City Code, and plans and policies adopted by city council that apply to the affected area.**
- 2. Impact on existing city infrastructure and public improvements. The proposed development does not result in undue or unnecessary burdens on the city's existing infrastructure and public improvements, or that arrangements are made to mitigate such impacts.**
- 3. Density. If the density is different from those of adjacent properties, specific steps are to be taken to achieve compatibility. For residential site plans abutting residential zones of lower density, the development shall provide for transitions in density and building height to protect the character of the lower-density residential areas.**
- 4. Protection and appropriate use of environmental features and topography to enhance the development. New development shall be designed, where reasonable, to preserve and protect the water quality and wildlife habitat of riparian corridors, wetlands, and floodplains affected by the proposed development. Open space and natural areas shall be preserved, where reasonable, and integrated into developed areas to provide visual diversity in the landscape and to define neighborhood and community character. The design and placement of buildings on a site incorporate and protect view corridors. Where reasonable, the design of the development shall maintain the approximate topographic form of major ridgelines, swales, and landforms.**
- 5. Landscaped area. All site plans shall conform to adopted landscaping standards or guidelines adopted by city council. Certain portions of the city may be designated for special design treatments and standards.**
- 6. Internal efficiency of design. The proposed design of the site plan achieves internal efficiency for its users, including safe and convenient pedestrian access to common areas for recreation and other services, facilities, and amenities provided by the development. The proposed design shall provide for safe and convenient access for service and maintenance personnel performing routine duties related to but not limited to mail delivery and pick-up, utility meter reading, and other services.**

- 7. Control of nuisance impacts. The proposed development controls nuisance impacts on itself and surrounding land uses including heat and glare, traffic congestion, noise, arrangement of signs and lighting, features to prevent littering and accumulation of trash, the amount and quality of storm drainage, the provision of adequate light and air, compatible screening of rooftop mechanical units, and other factors deemed to affect public health, safety and general welfare.**
- 8. Urban design, building architecture, and landscape architecture. The site plan shall establish a high quality of design, demonstrate how compatibility with adjacent development and surrounding urban design elements will be achieved as well as internal consistency of design, and satisfy the city's adopted design standards and/or guidelines. The relationship between mass and space shall be combined and integrated to produce aesthetic and functional buildings and landscapes.**
- 9. Adequacy, accessibility, and connectivity of traffic and circulation plans. The design and efficiency, and connectivity of vehicular, bicycle, and pedestrian transportation systems, linkages to open space and trails, availability of resident and guest parking, loading spaces, convenience of location, and access to public transit facilities shall be adequate and functional.**
- 10. Street standards. Public and private streets included in the site plan shall conform with city street standards.**
- 11. Past Performance. The city council and the planning commission are authorized to consider the past performance of an applicant in their consideration of any site plan. The planning commission or city council may deny any approval of a site plan if the applicant or developer thereof is determined to be in violation of any requirements, conditions or representations on a prior development.**