

SELECTED COMPREHENSIVE PLAN GOALS, OBJECTIVES AND POLICIES RELATING TO THE RESIDENTIAL DEVELOPMENT CODE AMENDMENTS

LAND USE ELEMENT

Policy LU-A.1.2 Provide a variety of residential zoning districts at different densities to meet the needs of different households in the community.

Policy LU-A.1.5 Facilitate redevelopment of existing developed land when appropriate. Encourage infill development on vacant or underdeveloped land within the City.

Goal LU-B To ensure that the location and design of new development is appropriate in type, density, and location considering existing land use patterns, capacity of public facilities, natural characteristics of the land, and the vision of the community.

Goal LU-C To ensure that development in the City is of high quality of design, and serviced by a safe and convenient pedestrian, bicycle, and vehicular circulation system with adequate parking, landscaping, screening and signs that are in scale and complement a district's character.

Policy LU-C.2.4 Include clear and ample walkways from street sidewalks and parking areas to building entrances as well as within and between developments as a part of site design review.

Policy LU-C.2.11 Enhance the visual character of buildings by means of architectural design and landscape elements to create a human scale.

Policy LU-C.2.13 As appropriate, require public and/or private open space to be incorporated into new development to provide for active and passive recreation; a separation between potentially conflicting uses; preservation of critical areas; and adequate light, air, and privacy.

Policy LU-C.2.14 Allow for flexibility in building and site design to accommodate urban density of development consistent with the underlying zoning district when well-designed and functional open space is incorporated into the project's design.

Policy LU-D.3.3 As appropriate to the district, support the development of incentives for mixing of housing types, clustering around open space, preservation of critical areas, and infilling of vacant land.

Policy LU-D.3.4 Residential density bonuses should be allowed in instances such as planned unit developments that combine excellence in design with housing affordability, preserve critical areas and provide usable open space, or meet other important community objectives.

Policy LU-D.3.5 Encourage affordable ownership and rental housing through the allowance of apartments, townhouses, senior housing, assisted living facilities, manufactured/mobile home parks and other similar housing types.

Policy LU-D.3.6 Promote housing in the upper stories of Downtown buildings and in other appropriate mixed use developments.

Policy LU-D.4.1 Encourage a variety of residential site and building designs that are compatible and consistent with surrounding development and that implement the policies of this Plan.

Policy LU-D.4.2 Encourage and promote flexible design techniques for residential developments such as lot clustering, flexible setback requirements, and mixing attached and detached housing to achieve design variety and housing choices.

Policy LU-D.4.3 Ensure that multi-family residential developments are designed to provide both common open space and private open space for each dwelling unit.

HOUSING ELEMENT

Goal HO-A Promote balanced city growth that will accommodate projected population and provide alternative approaches to meeting changing demographics and emerging needs.

Policy HO-A.2.1 Promote preservation of the existing housing stock, giving a high priority to affordable housing units.

Policy HO-A.4.2 Establish appropriate minimum housing densities for land use districts to facilitate efficient use of land, making provision for exceptions due to environmental constraints.

Objective HO-A.5 Develop design standards for high density, mixed-use projects, and alternative housing models by December 2008.

Objective HO-A.6 Identify incentives and regulatory tools to encourage excellence in housing design, housing affordability, preservation of critical areas and provision of open space by 2010.

Policy HO-A.6.1 Increase the supply of quality housing stock and encourage a range of housing options that meet the need for low, medium, and high density housing types.

Policy HO-A.6.2 Promote efficient use of land and infrastructure through support for infill development, redensification of neighborhoods, and redevelopment activities.

Goal HO-B Promote housing and neighborhoods that support thriving communities.

Objective HO-B.1 Develop design standards for high density, mixed-use projects and alternative housing models by December 2008.

Policy HO-B3.1 Foster high-quality development and redevelopment that respects natural features, the built environment, and existing neighborhoods.

Policy HO-B3.2 Promote socio-economic diversity through distribution of affordable housing opportunities throughout the City.

Policy HO-B3.3 Encourage affordable housing locations near employment centers, transit, and public facilities.

Goal HO-C Promote the expansion of affordability in housing choices.

Objective HO-C.1 Review existing codes and permitting processes to identify improvements and amendments that would remove barriers to affordable housing production by December 2007.

Policy HO-C.2.2 Examine methods to stimulate the production of affordable housing through development fees and permitting processes.

Policy HO-C.3.2 Promote local inclusionary zoning requirements for affordable housing or voluntary programs with density bonuses and other incentives for developers.

Policy HO-C.4.4 Recognize the need for supportive housing environments and support appropriate siting of facilities.