

Exhibit A: Affordability Unlocked Density Bonus Program– Modified Site Plan Process

(Commissioners Azhar and Connolly)

- a. Planning Commission initiates amendments to the Land Development Code (Title 25), excluding zoning regulations, for the purpose of creating a modified site plan process for qualifying developments under “Affordability Unlocked Bonus Program” to more closely resemble to the residential plan review process to the greatest extent possible.
- b. When drafting the amendments, the City Manager should ensure that: 1) applicable regulations are adequately reviewed, 2) drainage regulations are applied consistent with non-multifamily projects of equivalent impervious cover, and 3) the amendments should strive to achieve a more streamlined and cost-effective development process for projects that are certified for participation in the Affordability Unlocked Bonus Program under Chapter 25-1, Article 15, Division 4, consistent with the direction previously provided in Resolution No. 20190221-027.
- c. If the City Manager determines that code amendments are unnecessary to achieve some or all of the above objectives, the City Manager should draft a memorandum explaining the process improvements that were made to achieve a more streamlined and cost effective development process for qualifying developments participating in “Affordability Unlocked.”