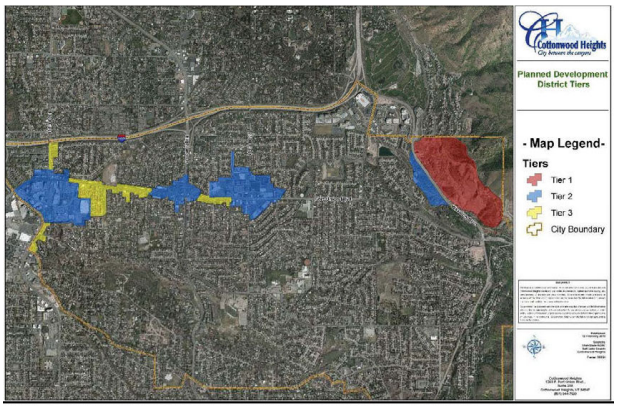
# Planned Development District Assessment




Cottonwood Heights
City between the canyons

LANDMARK DESIGN

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## BACKGROUND

PDD Ordinance was established in 2015/2016 to incentivize mixed-use development and redevelopment at key gateway locations in the city.

Addresses three types or "tiers" of development/redevelopment, each with different incentives:

**Tier 1** Large properties at least ten acres in area (gravel pit)
**Tier 2** Medium-size properties at least three acres in area (west side of Wasatch Boulevard and Fort Union Boulevard)
**Tier 3** Smaller properties at least one acre in size focused on the side streets adjacent to Fort Union Boulevard

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## BACKGROUND

PDD ordinance is intended to be context sensitive so that it can be applied according to the specific context and situation. Implementation has so far proven to be challenging due to:

- the **relative complexity of the code**, which differs significantly from the standard rezoning process;
- the requirement that **preliminary plans/drawings** must be submitted up front prior to re-zoning; and
- the lack of clarity of **what constitutes preliminary plans/drawings** and how much detail is actually needed prior to the rezone.

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## REVIEW APPROACH AND PROCESS

**THREE-PHASE REVIEW PROCESS**

1) **Assessment of the Current Code**
   Understand the intent of the ordinance, how it was developed, how it has been applied, and in general what does and doesn't work.
   - Several meetings held with **planning staff**
   - Interviewed Planning Commission Chair and Vice-chair
   - Interviewed representatives of ICO
   - Reached out to current developers of 20-acre gravel pit site

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## REVIEW APPROACH AND PROCESS

**2) Comparable Code Research:**

Assessed similar **Planned Community or Planned Development codes** in Utah to determine if there are other models or modifications that may work better, and to get a sense of how the current code might be modified and improved.

- **Orem**
- **St. George**
- **Salt Lake County**

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## REVIEW APPROACH AND PROCESS

**3) Code Modifications (next step)**

- Depends on the direction received from briefings
- Landmark Design proposes preparing draft modifications and changes to the ordinance
- We anticipate 2-3 drafts, each providing opportunity for input modifications to ensure the revisions meet needs
- The final deliverable will be a Draft Revised Planned Development District Ordinance for adoption consideration

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## KEY FINDINGS/NEEDS

- The code **lacks clarity and purpose**
- The decision-making process can be **easily politicized**
- The ordinance **lacks "triggers"** for different stages of approval
- The ordinance has **unclear affordable housing requirements**
- The ordinance **lacks definitions**
- **Lack of understanding regarding the ordinance and how it should be applied**
- **Tier III sites are not relevant** and should be stricken
- The ordinance **lacks details and guidelines**
- **Staff should have more prerogative** to make simple adjustments and work out details

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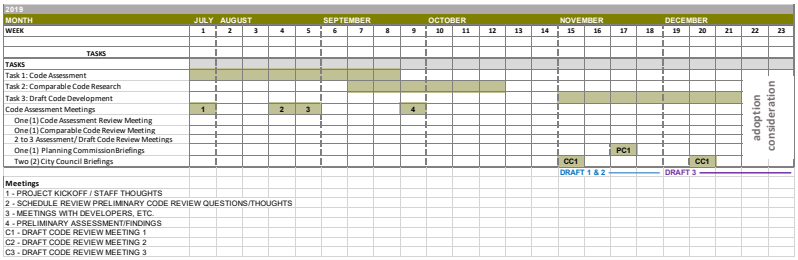
## NEXT STEPS

- Briefings with Planning Commission (tonight) and City Council to verify all concerns have been identified before proceeding with development of Draft Code Revisions through January.
- Original schedule has been slowed down to ensure all concerns are addressed.
- Anticipate completing draft codes in February 2020

ORIGINAL PROJECT SCHEDULE

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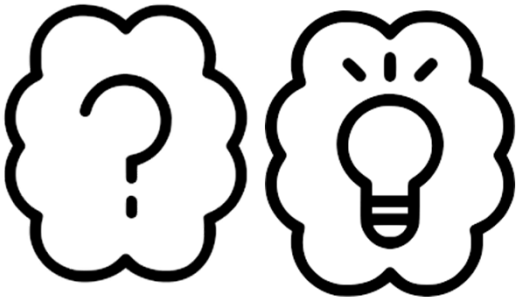
## QUESTIONS/COMMENTS/IDEAS



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