



Brown Ranch - Post Annexation Land Use Approvals
Rebecca Bessey, Planning Director

YVHA Proposal¹

CDC to be amended to provide for:

1. New TND transects to facilitate development of Brown Ranch Community Development Plan
2. By-Right uses: residential, restaurants, parking, and all civic, public, and institutional use (excluding utilities)
3. Administrative review / approval: Preliminary Plats and Final Plats, Development Plans and Conceptual Development Plans, Major Adjustments, and Major Variances
4. New Variance criteria related to affordable and attainable housing
5. Exempt from collateral requirements
6. Exempt from subdivision and TND open space requirements
7. Exempt from development phasing standards

Zoning

- City drafting new TND transect zones
 - Not exclusive to Brown Ranch
 - Intended to provide greater flexibility than existing transects
 - Allow for broader mix of uses, housing types, and building forms within a transect
 - Collaborating with YVHA
- Accompanying design guidelines
 - Focused on health equity
 - Supplement transect zone standards
 - Applicable during development review

Development Review

	Current Code				YVHA Proposal ¹
	Admin	PC	CC	BOA	Admin
Preliminary Plat		X			X
Final Plat	X				X
Conceptual Dev Plan		X			X
Development Plan	<16,000 ft ²	>16,000 ft ²			X
Major Adjustment				X	X
Major Variance		X	X		X

¹Draft Annexation Agreement from YVHA, May 4, 2023

Variance Criteria – must only meet 1 criterion

Current Code	YVHA Proposal ¹
<p>a) Unnecessary Hardship / Practical Difficulty</p> <ul style="list-style-type: none"> • Related to special circumstances of the property <p>b) Acceptable Alternative (3 options)</p> <ol style="list-style-type: none"> i. Achieves equal or better result ii. Purpose of standard will not be achieved iii. Improves application of other code standards 	<p>c) Affordability / Attainability</p> <p>“The proposed variation is necessary to achieve the affordability and/or attainability goals of the proposed development.”</p> <div style="border: 2px solid red; padding: 10px; margin-top: 10px;"> <ul style="list-style-type: none"> • Concept may have support • Extremely broad language • Not quantifiable </div>

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Development and Subdivision Standards

- Phasing

- Each phase shall consist of all private and public improvements necessary to serve the phase.
- Phasing cannot be used to delay construction of public improvements beyond the time of occupancy of the phase being served.
- Phasing approved as part of the development review process.
- Critical improvements constructed in the first phase.

- Collateral

- Collateral shall be submitted prior to the execution of the Final Plat or prior to the issuance of a Certificate of Occupancy if the improvements relate to an approval other than a subdivision
- Intended to insure satisfactorily and timely construction of improvements

- Unsure of YVHA's intent

- Safeguard future owners and renters?

Development and Subdivision Standards

- Parks and Open Space

- Area requirements for parks, open space, and amenity space
- Proximity requirements for parks to residents (lots)
- Standards for integration of stormwater drainage and water quality treatment facilities
- Long-term maintenance responsibility of parks, open space, and amenity space

- May be addressed with TND amendments

- Allow City and YVHA staff to continue working together toward draft TND zoning amendments
- Explore options to incorporate affordable / workforce housing into Acceptable Alternative variance criteria
- Maintain public hearing process for Major Adjustments and Major Variances
- Maintain collateral requirements

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