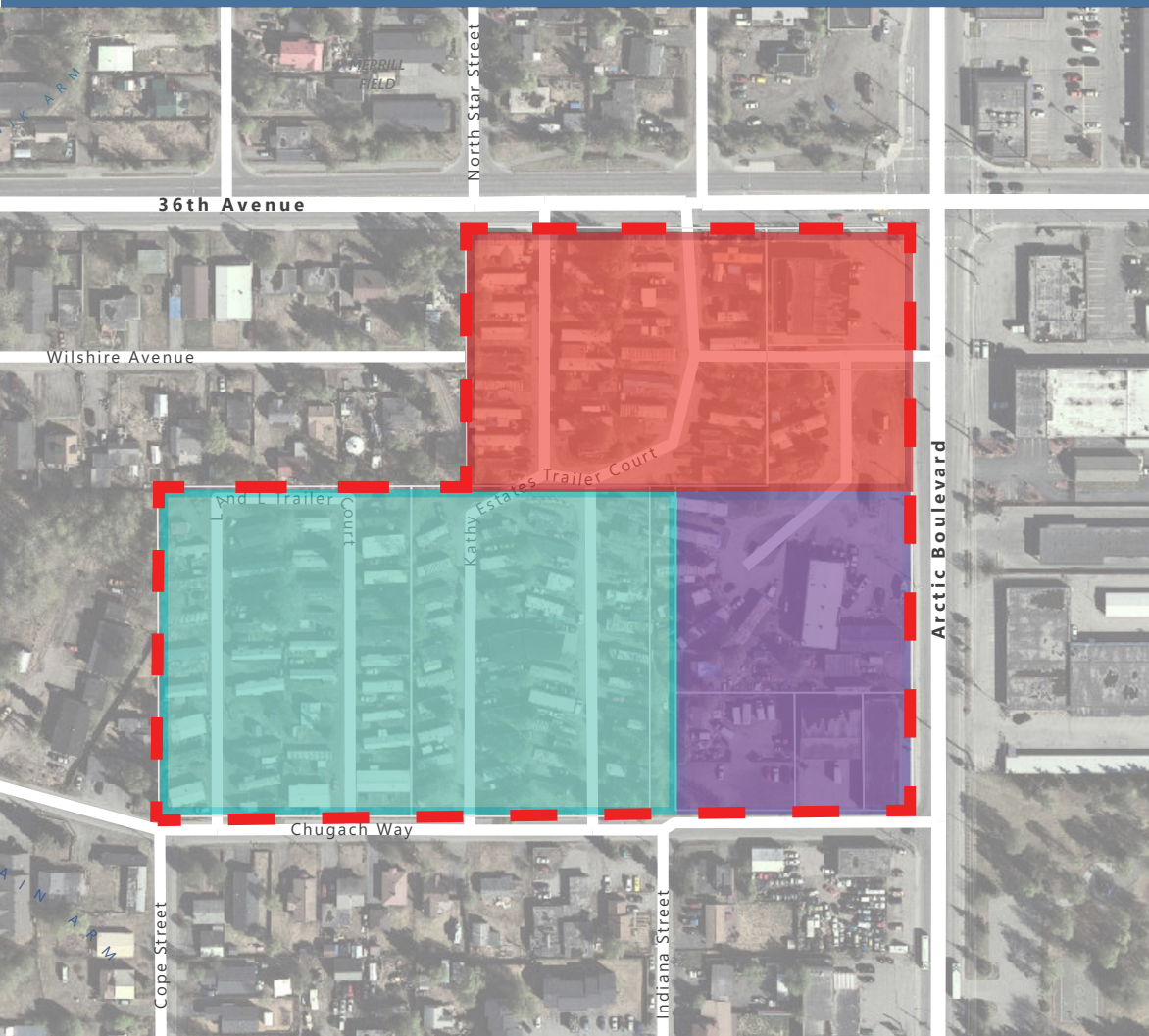
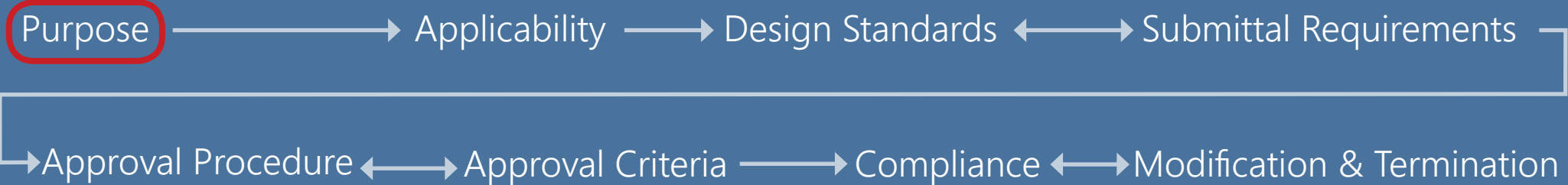


Sample Development Site (Spenard Area)

Small Area Implementation Plan

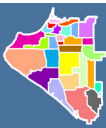


21.03.115A Purpose

A Small Area Implementation Plan (SAIP) is intended to provide regulatory and design flexibility for larger sites that have the opportunity for compact redevelopment. At the same time, the process ensures that the resulting development provides benefits to the public and conforms to the comprehensive plan and the underlying zoning.

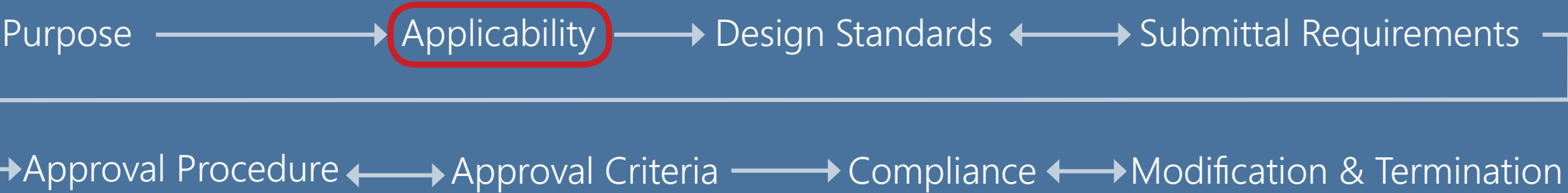
In this example, the collection of lots shown in the map at left are located on unimproved roadways, controlled by different owners, contain private streets in varying states of repair, and do not have adequate water or wastewater infrastructure.

For these three owners, working together on a SAIP could allow them to cooperatively develop the site. This may reduce the overall cost of development by allowing the owners to share expenses associated with improvements to public infrastructure such as roads, landscaping, and water/sewer. In addition, it would allow them to go through a single process to request multiple land use approvals.



Sample Development Site (Spenard Area)

Small Area Implementation Plan



21.03.115B *Applicability*

Are the owners of these lots eligible for the SAIP process?

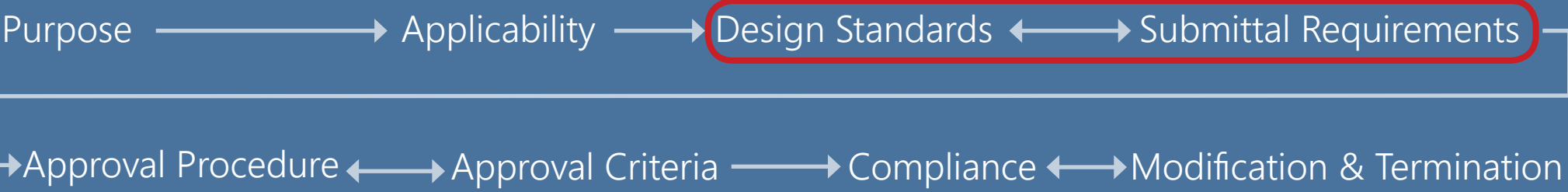
According to the applicability standards, the area considered for a SAIP must consist of at least 5 acres or be located in a Reinvestment Focus Area (RFA). The parcels may be under common ownership or may have various owners.

The three owners in this example qualify for a SAIP because the combined size of their lots is approximately 10.8 acres.



Sample Development Site (Spenard Area)

Small Area Implementation Plan



21.03.115C Submittal Requirements

21.03.115E Site-Specific Design Standards

In this scenario, the owners of the lots covered by the SAIP wish to jointly develop the site with commercial and residential uses, along with several mixed-use buildings. They also plan to subdivide part of the site and to connect two existing rights-of-way for additional access.

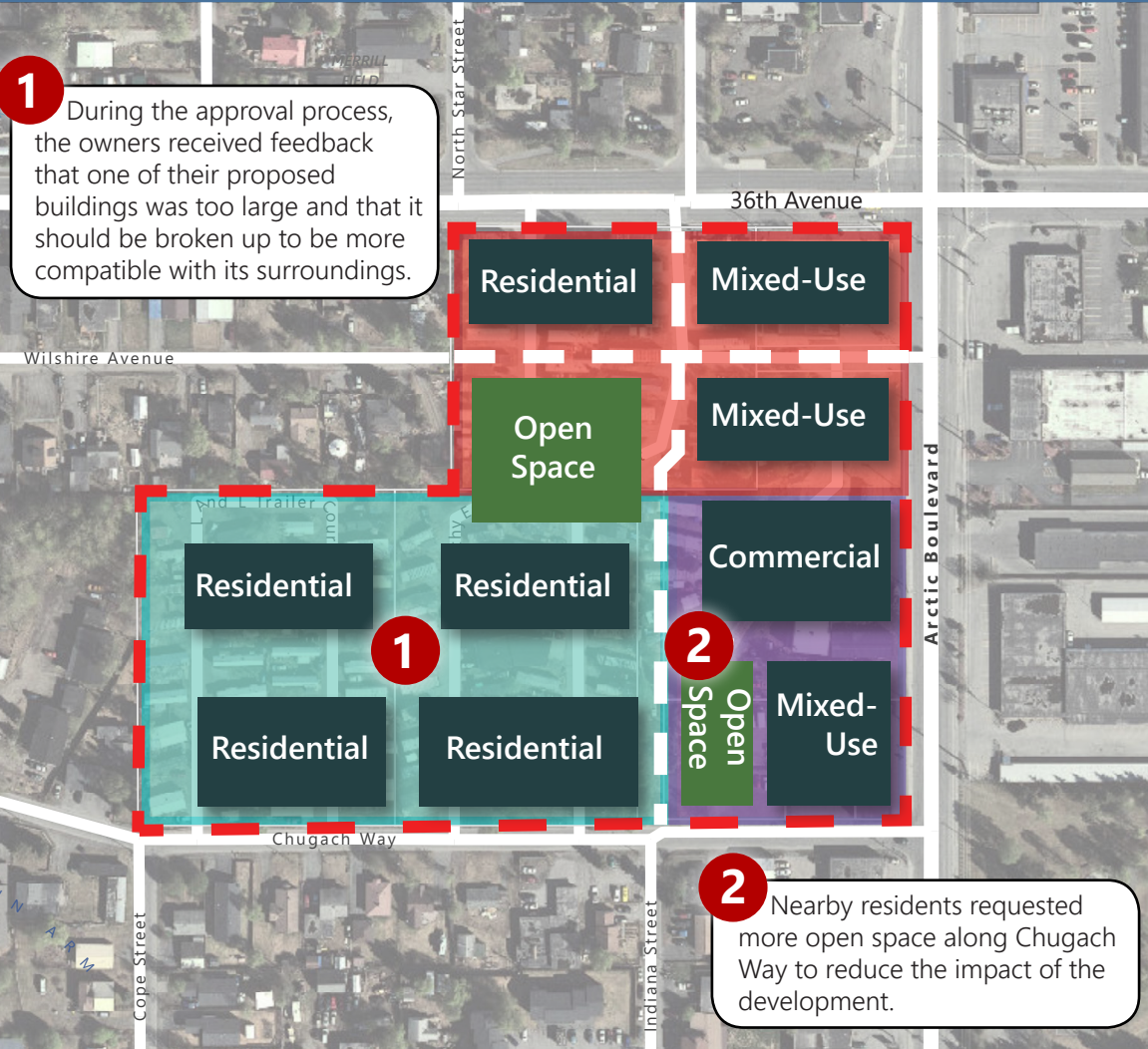
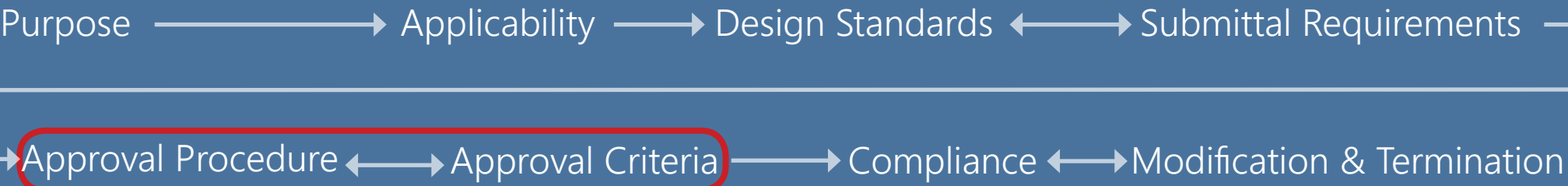
In order to develop the site, they may need variances from dimensional standards (21.06.020), residential design standards (21.07.110), private open space (21.07.030), off-street parking and loading (21.07.090), and subdivision design standards (21.08.030). The SAIP would allow the owners to request to deviate from those standards through a single process, saving time and money when compared to the multiple approval processes that would normally be required.

With this site plan in mind, the owners' application requires enough detail to support their requests.



Sample Development Site (Spenard Area)

Small Area Implementation Plan



21.03.115D *Approval Procedure*

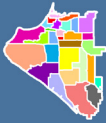
21.03.115F *Approval Criteria*

To determine the level of detail required for their application, the owners would hold a concept meeting with the Planning Department. They would then return for a pre-application meeting when they have made more progress on their application. One community meeting is required prior to a public hearing, but more extensive community engagement would be encouraged.

The Urban Design Commission would review the SAIP application after Planning Department staff reviews it and makes a recommendation based on approval criteria. If a SAIP includes a rezone, the Planning & Zoning Commission is the approval body.

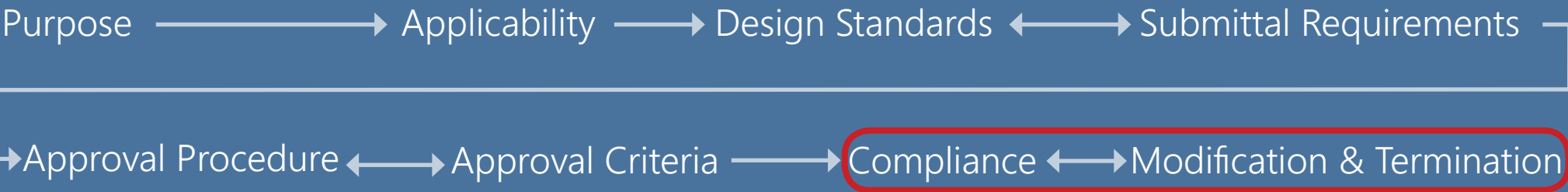
The public, Planning & Zoning Commission or Urban Design Commission, and Planning Department all have opportunities to recommend changes to the site plan at various points in the process.

In response to comments in this example, the owners have broken up one of the buildings into two to decrease bulk and added open space to the development site.



Sample Development Site (Spenard Area)

Small Area Implementation Plan



1 When the owners started to develop the site, they needed to change the orientation and spacing of several of the buildings and expand one of the open space areas by less than 5%. Minor changes such as these may be approved by the Planning Director.



21.03.115G Compliance
21.03.115H Modification
21.03.115D Termination

After a SAIP is approved, all developments on the lot must conform to the site plan and development standards contained in the SAIP. The Planning Director may approve minor modifications to the plan to accommodate changes that do not have cumulative significant impacts. However, larger changes to the plan will require either a public hearing or a new SAIP.

In this example, the owners increased the size and orientation of several of the buildings, and also increased the amount of open space by less than 5%. These changes may have been approved by the director if the cumulative changes are minor. More significant changes might require a public hearing or a new SAIP.

A SAIP is terminated if no development occurs on the site within 7 years of the time it is adopted.

