



CPC Annual Meeting

Discussion of Section 20.10.280, Infill Development

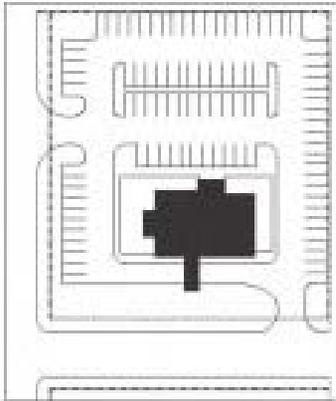


20.10.280 Infill development.

...apply to any property designated with an overlay designation to **encourage redevelopment and infill development**, the specific purposes of which are to: provide a more flexible approach to design and development of infill projects, encourage infill development by simplifying procedures for plan approval, permit the conversion or adaptive reuse of buildings and properties, **encourage planning and design flexibility and innovations**, create a community environment that is enhanced by a mix of residential, commercial, recreational, open space, employment and institutional uses, and assure community compatibility and an efficient use of land and public services.



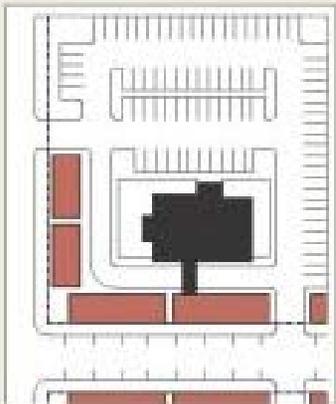
BEFORE



Existing Suburban Restaurant Pad



AFTER



Proposed Liners

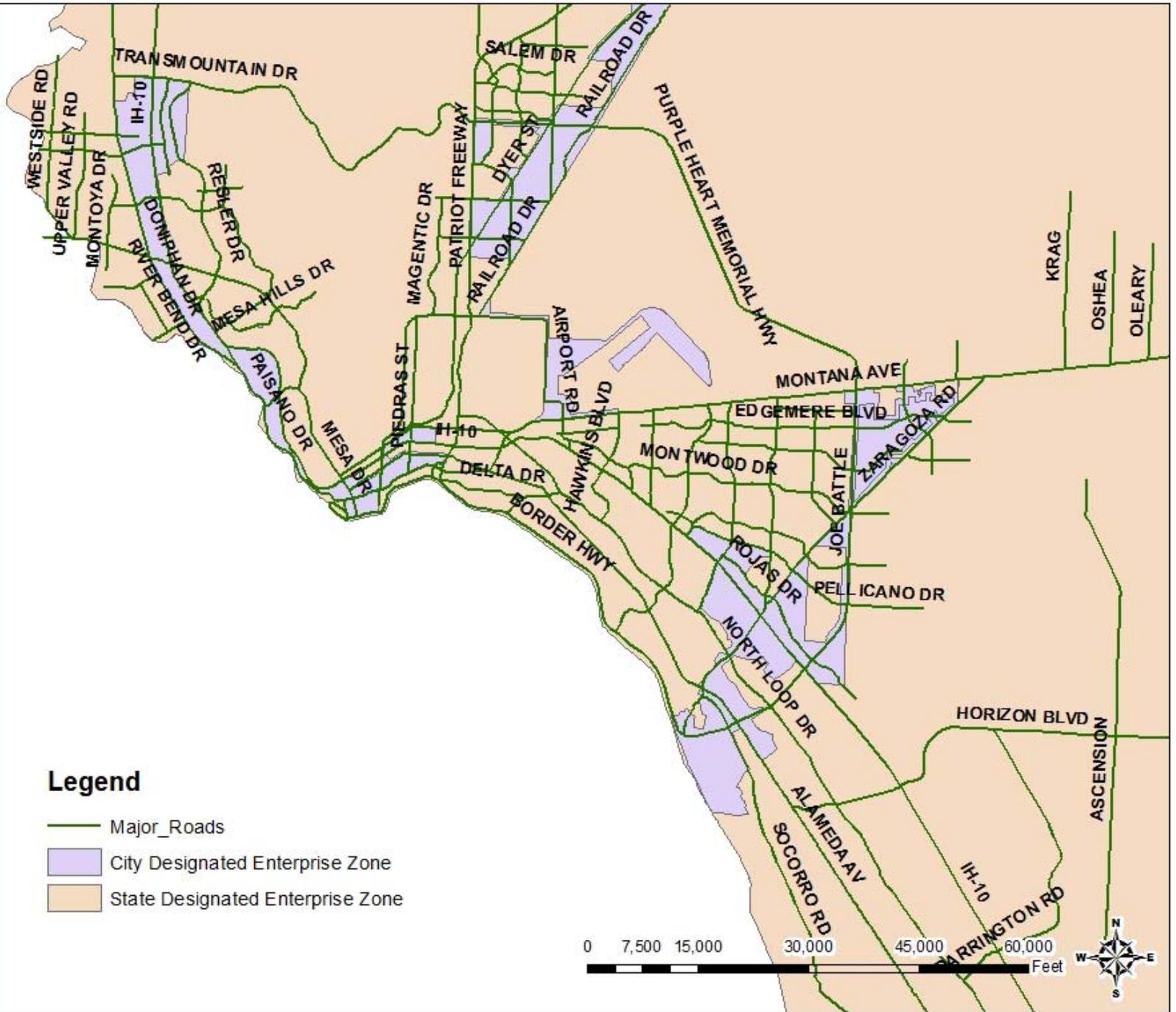




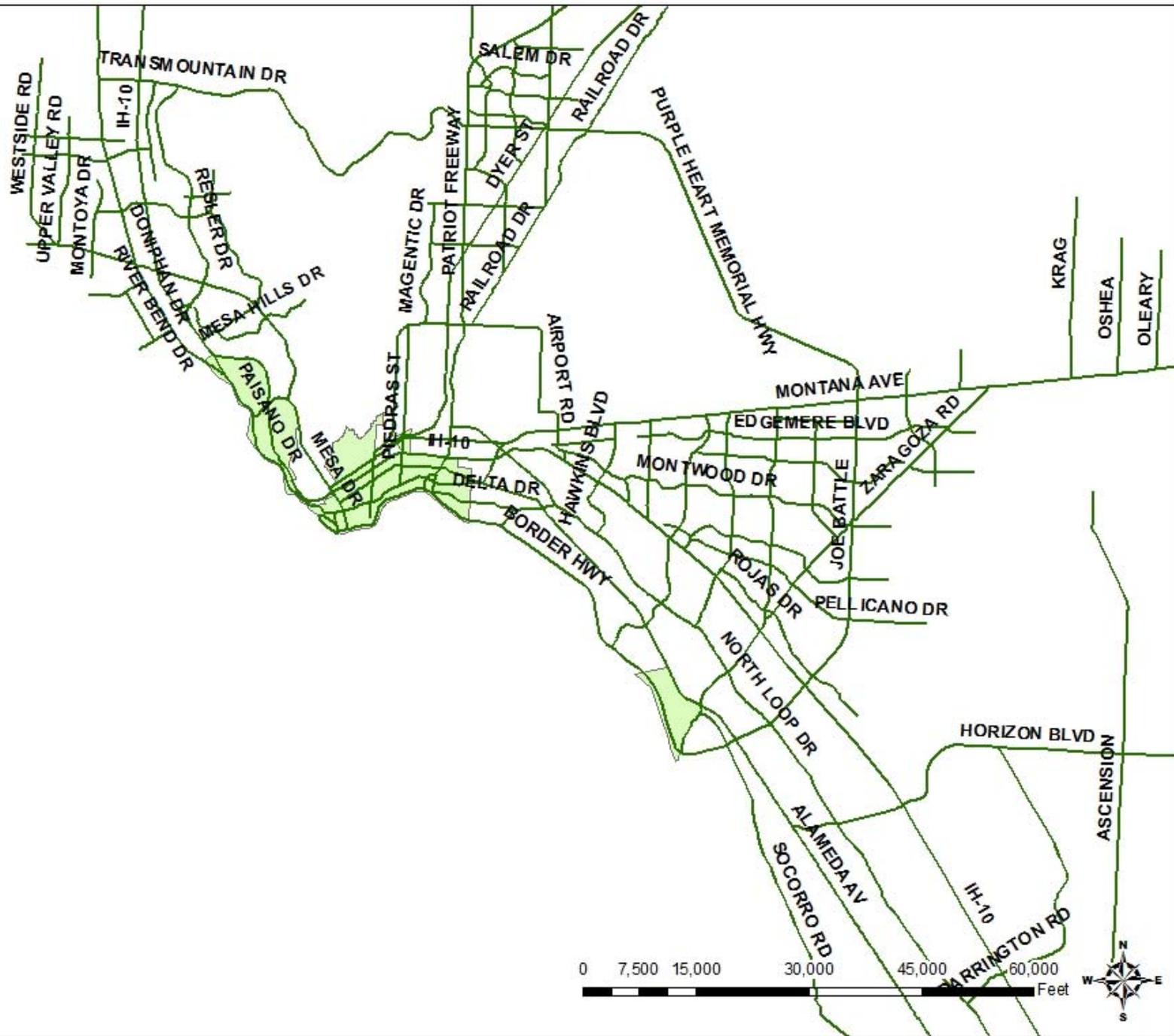
Location Criteria

- An infill development may be designated for any property on which at least **two** of the following factors are present:
 - the property is wholly or partially located within a **designated tax increment financing** district,
 - or the property is wholly or partially located within a designated **state or federal enterprise zone**,
 - or the property is wholly or partially located within an **empowerment zone**,
 - or the property is wholly or partially located within a **designated redevelopment area** pursuant to [Chapter 20.14](#) of this title (Downtown and South El Paso),
 - or the property is located within a **designated historic district**,
 - or the property is within an older neighborhood of the city. An older neighborhood of the city defined as a legally recorded and developed **subdivision for at least thirty years**.

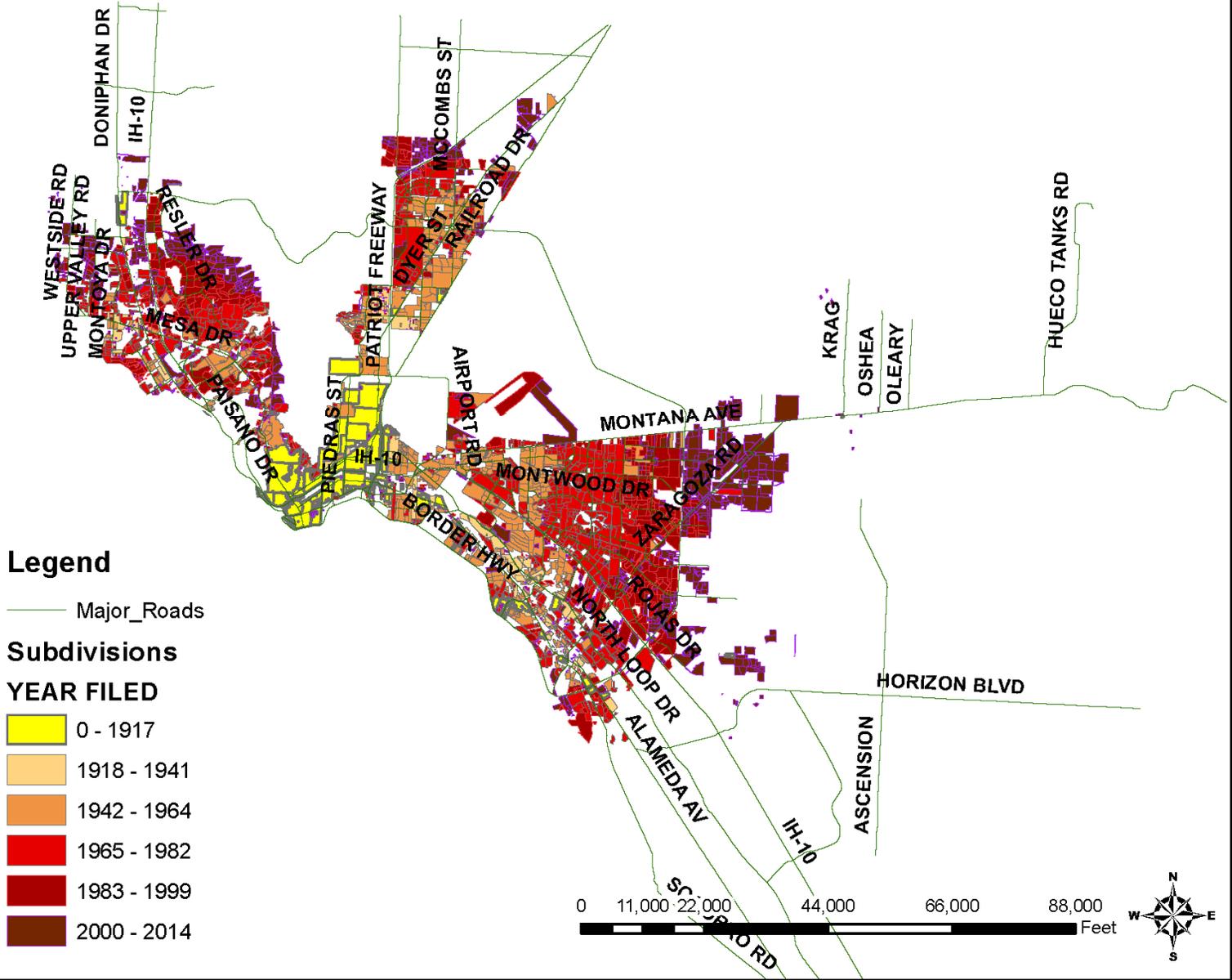
Enterprise Zones



Empowerment Zones



Subdivision Plat Year Filed





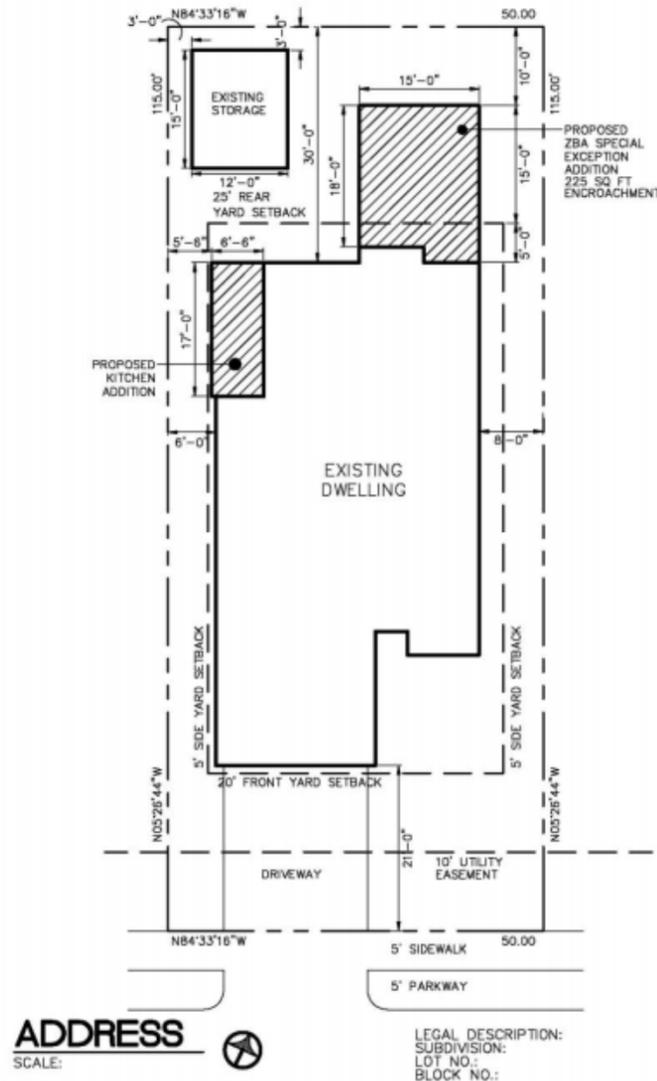
Use Regulations

- Unless the ordinance designating the infill development provides otherwise, a proposed infill development may be approved for **any use permitted in the base-zoning** district in which it is located. However, the ordinance designating an infill development overlay may provide a list of principal uses, accessory uses and prohibited uses pursuant to a specific area plan adopted by the city council.
- In 2014, 18 Special Permits for Infill Development were requested. The land uses the special permits were applied to were:
 - 12 Residential
 - 2 Mixed Use
 - 3 Commercial
 - 1 Industrial



Setback Provisions

- Allows all lot requirements to be reduced up to 100% of the base zoning requirement.
- The most common in 2014 requests were:
 - Rear yard (9)
 - Side yard (7)
 - Cumulative front and rear yard (5)

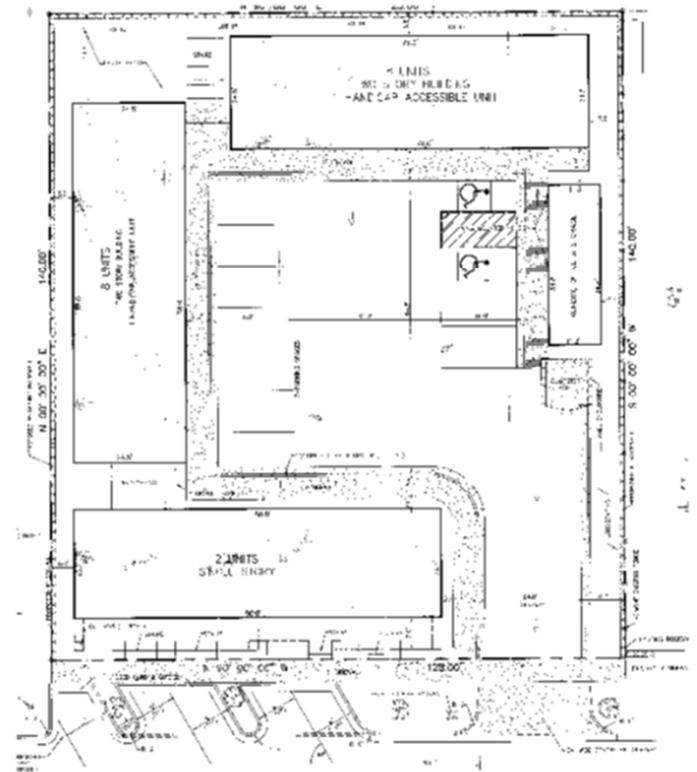
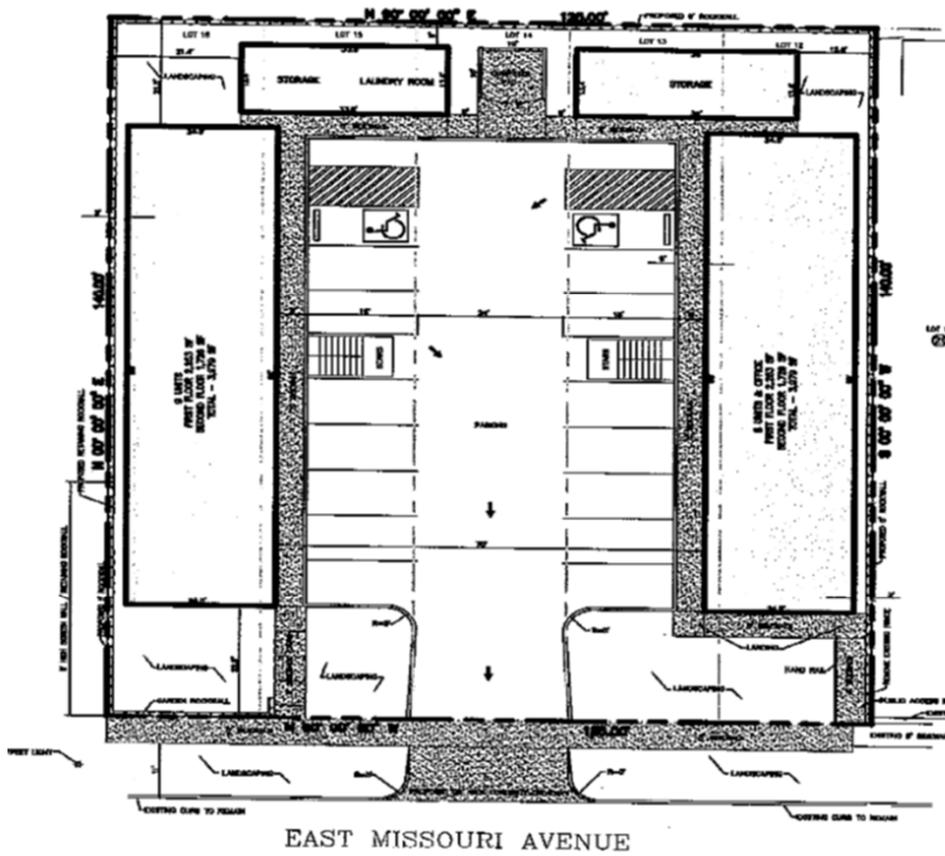




Parking Provisions

- Includes an automatic 50% parking reduction, though up to 100% may be requested.
 - Half (9) of the special permit cases in 2014 requested parking reductions.
 - Only 1 application sought more than a 50% parking reduction.

SERVICE SOLUTIONS SUCCESS





Design, Landscaping and Density

- Design may be part of the consideration for approval of an application for infill.
 - Consideration can include: location, massing, height, materials, landscaping and setbacks.
- Infill development does not waive landscaping requirements.
 - Must comply with Title 18 requirements.
- Up to a 50% density bonus may be requested as part of a request for infill development.
 - No applications submitted in 2014 requested a density bonus.