

## JUSTIFICATION STATEMENT

### ZA-21-08

This application is a proposed amendment to the Code of Ordinances Chapter 31, Section 31-483 “Minimum site area”, in order to allow land outside the Inlet Harbor Center Redevelopment Area to be included in the minimum site area for a IHC-PUD, and a proposed amendment to Section 31-497 “Property development standards for the Inlet Harbor Center planned unit development (IHC-PUD)” to establish a maximum height of 200’ or 20 stories for new IHC-PUDs, and a proposed amendment to Chapter 31, Section 31-534 “Downtown Districts Generally” to allow new Inlet Harbor Center Planned Unit Developments within the CRA and correcting two typographical errors, and provide for applicability, conflicts, severability and codification, and providing for an effective date.

This proposed amendment to the code of ordinances is being brought forward as a way to provide a thoughtful mechanism for higher density development within the CRA and on adjacent properties if they are developed as part of a planned unit development. Any project advanced utilizing this code would need to have review by the Planning and Zoning Board, the CRA and the City Council.

In drafting these revisions staff took a conservative approach. Currently no new PUDs are allowed in the CRA. This restriction was put in place at a time when slowing unchecked development was important. Now there is an interest in allowing thoughtful mixed-use development within the CRA to increase the density and generate an economic benefit. This type of PUD would do just that. This is a way to support a higher density of development than is currently allowed by the code without permitting it in every location. The IHC-PUD requires three revenue producing commercial activities in addition to any residential use being proposed so the City would see an economic benefit from such a development. Because this is a PUD (Planned unit development) it is a discretionary permit and not a permitted use so the City Council can reject a proposal that they feel is not right for the city.