

UDC Role (9/15/2009 Draft Zoning Code)

Mixed Use and Commercial Districts

p. 37 - **Review** all requests for waivers of design standards in all mixed use and commercial districts, prior to Plan Commission decision.

p. 49, 51, 55, 58, 59 - **Review** all requests for waivers of frontage requirements in NMX, TSS, MXC, CCT, and CC Districts, prior to Plan Commission decision.

Employment Districts

p. 68, 70, 74, 76, 77- **Review** all requests for waivers of building standards for new development in the TW, SEC, EC, IL, and IG prior to Plan Commission decision.

p. 73, 75-In the SEC and EC Districts, either:

a) **approve** design standards, guidelines, review procedures, and categories of membership of the required architectural review committees, as well as any deed or plat restriction language

OR

b) before the creation of the committee, **review and approve** all building and site plans in this district, with an appeal process to Plan Commission

Special Districts

p. 88- In the CI District, UDC will either:

a) **approve** the design standards, guidelines, review procedures, and categories of membership of the required architectural review committees, as well as any deed or plat restriction language

OR

b) before the creation of the committee, the UDC will **review and approve** all building and site plans in this district, with an appeal process to Plan Commission

Note: in this district, the Plan Commission must approve the actual membership of the architectural review committee.

p.91-93 - In the PD District, the UDC will:

a) review informational materials at a pre-design conference, and may request that additional materials be submitted

AND

b) review and make non-binding recommendations to the Plan Commission on the approval of both the General Development Plan and the Specific Implementation Plan

Overlay Districts

p. 106 -Urban Design Overlay Districts- this provides the linkage to Section 33.24 (**review and approval** of projects in UDDs would be the same as current practice).

General Regulations

p.130 -Planned Multiuse Sites- provides linkage to Section 33.24(4)(f) for "big box" standards, which would be **reviewed** for an advisory recommendation to the Plan Commission when triggered by the size of the development

Building Form Standards

p. 179 -Review any requests for waivers to these standards prior to a decision by the Zoning Administrator (with appeal process to the ZBA)

Procedures

p. 202 -UDC may be asked by Plan Commission to review and make recommendations on any conditional use request.