

# PROJECT DEVELOPMENT OVERLAY DISTRICT

## PDOD: 6 Month Pilot Program

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### INTENT

The PDOD is an **optional** development review process intended to further the City's sustainability goals and provide flexibility in the design of constrained infill/redevelopment sites.

### PILOT DETAILS

- ◆ Up to five Detailed Development Plan submittals will be accepted for a six-month period.
- ◆ The project does not have to be approved within that timeframe, the applicant only has to formally submit the project for review.
- ◆ The project must be located within the PDOD pilot boundary (see attached map).

Although temporary, the LUC will be amended to include a new Division - **4.29 Planned Development Overlay District**.

### DEVELOPMENT STANDARDS

PDOD projects must comply with Article 3 of the LUC and also achieve at least 60 points on the performance matrix.

#### **Article 3**

- ◇ Divisions 3.3 and 3.7-3.11 in their entirety
- ◇ The "General Standards" of all Sections in 3.2 and 3.4-3.6
- ◇ Sections 3.4.1, 3.4.7 and 3.6.2 in their entirety

#### **Performance Matrix**

A minimum of 60 points is required and those points must be earned from at least 4 of the 7 matrix categories (see attached matrix).

### LAND USE

Any use permitted by the underlying zoning is allowed. Any use permitted in any other zone district is permitted, provided the following criteria are met:

- ◇ Such use is designed compatibly;
- ◇ The impacts are mitigated to the maximum extent feasible; and
- ◇ The use complies with PDOD development standards

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### PROCESS

PDOD projects will have a different name than standard projects:

- ◇ Detailed Development Plan (Project Development Plan equivalent)
- ◇ Complete Development Plan (Final Plan equivalent)

The review process will be exactly the same with two exceptions:

- ◇ All PDOD projects are Type 2.
- ◇ PDOD projects have the **option** to participate in a pre-submittal meeting with the Planning and Zoning Board.

### EVALUATION

The PDOD will be evaluated during and after the 6-month pilot to determine if it is functioning as intended. A citizen Taskforce will be formed to assist staff with the evaluation.

#### Contact

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#### Resources

**PDOD Website:**

<http://www.fcgov.com/developmentreview/pdod.php>

**Land Use Code:**

<http://www.fcgov.com/cityclerk/codes.php>

