**Official NOD – dated July 11, 2019 – Project #2018-001843 – RZ-2019-00035 – Text Amendment to the IDO – (Phase 2 Zoning Conversions, Batch 2) –** Excerpts below.

On July 11, 2019 the Environmental Planning Commission (EPC) voted to forward a recommendation of Approval if Project 2018-001843/RZ-2019-00035, text amendments to the Integrated Development Ordinance (IDO, Phase 2 Zoning Conversions, Batch 2) to the City Council, based on the following findings:

3. The criteria for review and decision for this Phase 2 zoning conversion process as established in City Council Resolution 18-29 is whether the proposed zoning conversions are consistent with the CP & the IDO implementation goals, city-wide, for properties that fall within at least one of the following 5 categories outlined in Resolution 18-29:

B. The zoning conversion will result in a less intense or less dense IDO zone district in an Area of Consistency that is compatible in scale and intensity with the existing land use at the site and surrounding development patterns.

4. The Phase 2 zoning conversion rules support existing uses, allow new uses compatible with surrounding development, and encourage desirable development in appropriate location in the city.

8. The request furthers the following, applicable goal and policy pairs from CP Chapter 4-Community Identity:

A. Goal 4.1 – Character: Enhance, protect, and preserve distinct communities.

Policy 4.1.4 – Neighborhoods: Enhance, protect, and preserve neighborhoods and traditional communities as key to our long-term health and vitality.

The request will make zoning and land use patterns in communities more transparent, accurate, and contextually compatible, which will **help to enhance, protect, and preserve distinct communities, neighborhoods, and established, traditional communities**.

B. Goal 4.2 – Process: Engage communities to identify and plan for their distinct character and needs.

Policy 4.2.2- Community Engagement: Facilitate meaningful engagement opportunities and respectful interaction in order to identify and address the needs of all residents.

9. The request furthers the following, applicable policies from CP Chapter 4- Community Identity:

A. Policy 4.1.1- Distinct Communities: Encourage quality development that is consistent with the distinct character of communities.

B. Policy 4.1.2- Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and **character of building design.**

10. The request furthers the following, applicable Goal and policy from CP Chapter 5 – Land Use

B. Policy 5.2.1 – Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

c) Maintain the characteristics of distinct communities through zoning and design standards that are **consistent with long-established residential development patterns**.

h) Encourage infill development that adds complementary uses and **is compatible in form and scale to immediately surrounding development.**

The request will contribute to creating healthy, sustainable, and distinct communities with a mix of uses because the proposed zoning conversions are compatible with surrounding development patterns, which will support the community while facilitating a contextually-appropriate mix of uses. In addition, the request will maintain the characteristic of distinct communities through establishing zoning that is consistent with established residential development patterns. Infill development will be encouraged because prior zoning entitlements will be more accurately reflected in zoning that is more contextually appropriate and subject to standards that **create high-quality development**.