



Affordable/In-Fill Housing & Sustainable Buildings Expedite Program

Findings

PROJECT NAME: **Village at Zion**

PROJECT NUMBER: **266702**

Land Development Code Section 143.0910 allows Affordable/In-Fill Housing and Sustainable Building projects to request deviations from applicable development regulations through a Process 4 Site Development Permit, provided the Findings per 126.0504(a) and 126.0504(m) can be met **OR** through a Process 4 Planned Development Permit, provided the Findings per 126.0604(a) can be met.

The following are a complete list of the required Findings:

Conditional Use Permit - Section 126.0305

A. Findings for all Conditional Use Permits

1. The proposed development will not adversely affect the applicable land use plan;

[Insert applicant's finding.]

2. The proposed development will not be detrimental to the public health, safety, and welfare; and

[Insert applicant's finding.]

3. The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code; and

[Insert applicant's finding.]

4. The proposed use is appropriate at the proposed location.

[Insert applicant's finding.]

Site Development Permit - Section 126.0504

A. Findings for all Site Development Permits

1. The proposed development will not adversely affect the applicable land use plan;

[Insert applicant's finding.]

2. The proposed development will not be detrimental to the public health, safety, and welfare; and

[Insert applicant's finding.]

3. The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

[Insert applicant's finding.]

L. Supplemental Findings – Deviation for Affordable Housing

1. The proposed development will materially assist in accomplishing the goal of providing affordable housing opportunities in economically balanced communities throughout the City.

[Insert applicant's finding.]

2. The development will not be inconsistent with the purpose of the underlying zone.

[Insert applicant's finding.]

3. The deviation is necessary to make it economically feasible for the applicant to utilize a density bonus authorized for the development pursuant to Section 143.0725.

[Insert applicant's finding.]

M. Supplemental Findings – Deviations for Affordable/In-Fill Housing Projects and Sustainable Buildings

1. The proposed development will materially assist in accomplishing the goal of providing affordable housing opportunities in economically balanced communities throughout the City, and/or the proposed development will materially assist in reducing impacts associated with fossil fuel energy use

by utilizing alternative energy resources, self-generation and other renewable technologies (e.g. photovoltaic, wind and/or fuel cells) to generate electricity needed by the building and its occupants.

[Insert applicant's finding.]

- 2. The development will not be inconsistent with the purpose of the underlying zone.**

[Insert applicant's finding.]

- 3. Any proposed deviations are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone.**

[Insert applicant's finding.]