

# Off-Site Improvements – Current Ordinance

DESCRIPTION	STREET	PREVIOUS IMPROVEMENTS OR IN-LIEU	ON TRANSP. PLAN	ON C.I.P.	DEVELOPER PAYS
Section 9-8-3(C): New construction on undeveloped or vacant land	Arterials or non-arterials	N/A	YES	N/A	100%
Section 9-8-3(D): Existing developed parcel with total demolition & reconstruction or with 100% addition	Arterials or non-arterials	NO	YES	N/A	100%
	Non-Arterials	YES	N/A	N/A	Varies
	Arterials	YES	NO	NO	0%
	Arterials	YES	YES	NO	50%
	Arterials	YES	YES	YES	100%

# DRAFT

## **Development Services Department Procedure Guidelines for Modifications to ROW and Off-Site Improvements Reference Sections 9-6-7 and 9-8-4**

In an effort to allow for more flexibility in certain limited circumstances in determining required ROW and off-site improvement requirements to City infrastructure that can include street and utility improvements and upgrades, the following guidelines will be referred to:

- In the case where it is determined that no off-site improvements have ever been made on behalf of previous developers/land owners, standard requirements will be necessary with the exception of any reasonable modifications to ROW requirements based on topography, land ownership, adjacent development, parcel configuration or other factors that may mitigate such ROW requirements.
- In the case of a redevelopment project or an addition to an existing building that would trigger off-site and ROW requirements, and it cannot be determined that previous off-site improvements have not been paid, additional off-site improvements will not be required unless a nexus between the incremental increase in the use of the new/expanded development and any City infrastructure improvement requirements is established. In the case of determining any incremental traffic increase directly attributed to such new/expanded development, City staff may require applicant to perform a traffic study as a resource in determining any street system needs.
- All staff review of potential modifications or requests for modifications will be reviewed by the Development Services Manager or designee before any determination of final modifications are submitted to the Development Services Manager for approval.