

6-Month Extension of C36699 and C36748

Relating to Planned Unit Developments (PUDs)

Spencer Gardner

Planning & Economic Development

City Council Urban Experience Committee

04/20/2026

ORD C36699

- Adopted June 23, 2025, expires after 1 year
- Introduced opportunities for small-scale commercial services in residential PUDs
- Limited to 5,000 sq ft per business
- Applies Centers and Corridors design standards

ORD C36748

- Adopted August 25, 2025, expires after 1 year
- Emergency modification to rectify discrepancies in the calculation of density between PUDs and other developments

Proposed Ordinance

- Combines the effects of ORD C36699 and C36748 together
- Unifies both ordinances on the same timeline, set to expire 12/23/26
- Expands commercial square footage to 10,000 sq ft based on feedback
- Adds flexibility for newer standards that didn't exist when the original PUD code was adopted
 - Angled setbacks
 - Building footprint