



# **Site Plan Lite & Infill Plat Ordinance Implementation**

## ***Housing & Planning Committee Briefing***

**June 12, 2025**



# Presentation Overview

- Summarize recently adopted "Infill Development Ordinance"
- Highlight changes for infill project application submittals
- Summarize Council actions calling for staff follow-up
- Question & Answer discussion

# Policy Rationale

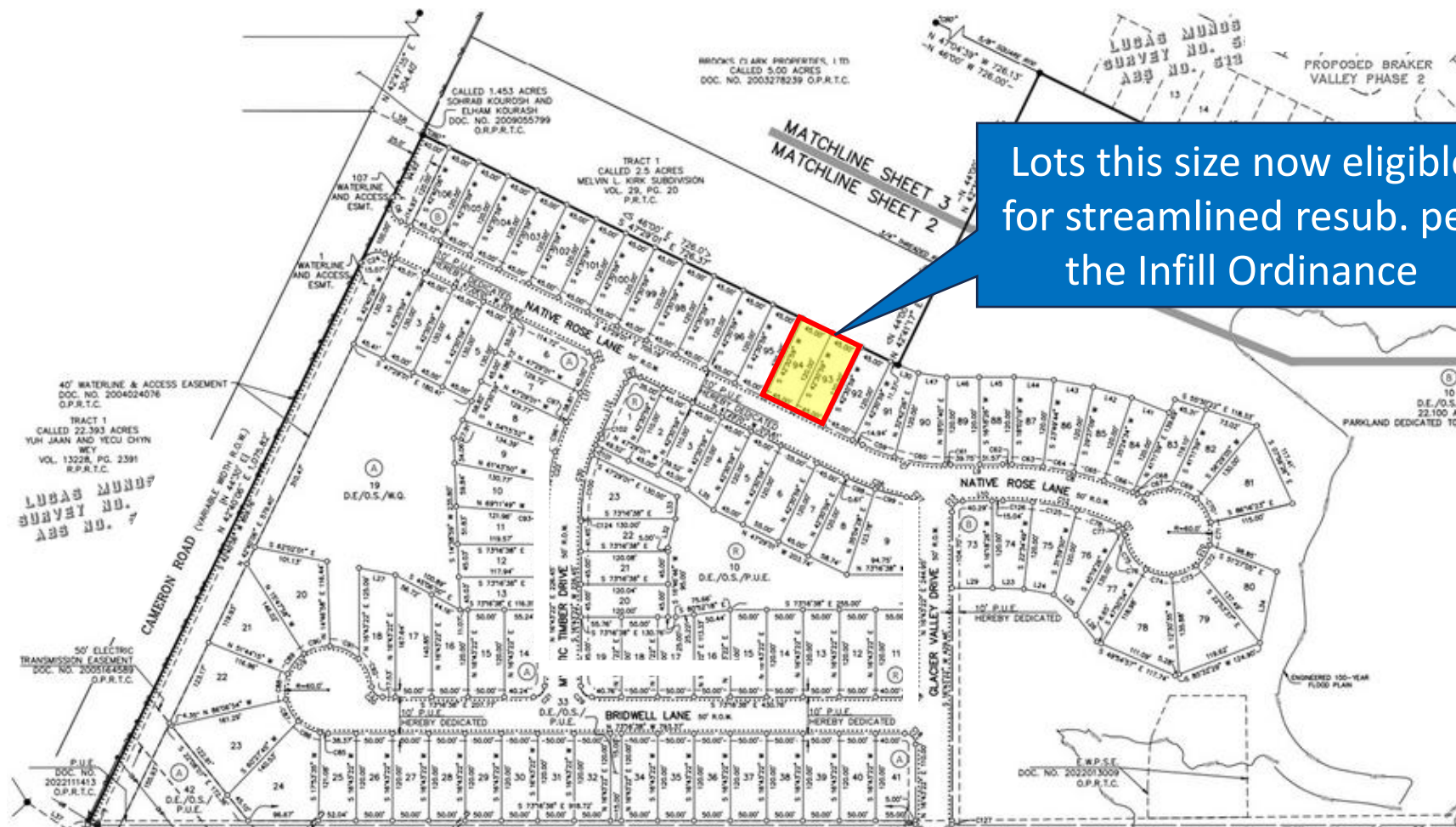
- City zoning regulations have evolved to provide more housing options by allowing greater density in residential neighborhoods
- But non-zoning regulations (e.g., drainage, transportation, etc.) are poorly calibrated to small-scale "infill" projects that add density to established neighborhoods
- The "Infill Ordinance" and related efforts seek to better calibrate regulations & review procedures to infill development

# Infill Ordinance Overview

- The ordinance seeks to "right size" regulations for the following small-scale residential "infill" projects of no more than one acre:
  - **Residential re-subdivision** of existing platted lots in single-family zones
  - **Small multifamily projects** of 5-16 units (a.k.a. "site plan lite")
- Approved by Council March 6, 2025; takes effect on June 16
- Ordinance focuses on drainage regulations\*, but Council direction extends more broadly to administrative process affecting other regulations



# Classic Subdivision with Potential Infill Lots





# HOME-1 and HOME-2: Infill Plats

HOME-1 Project  
(building permit)

HOME-2 Project  
(subdivision with lots lines)

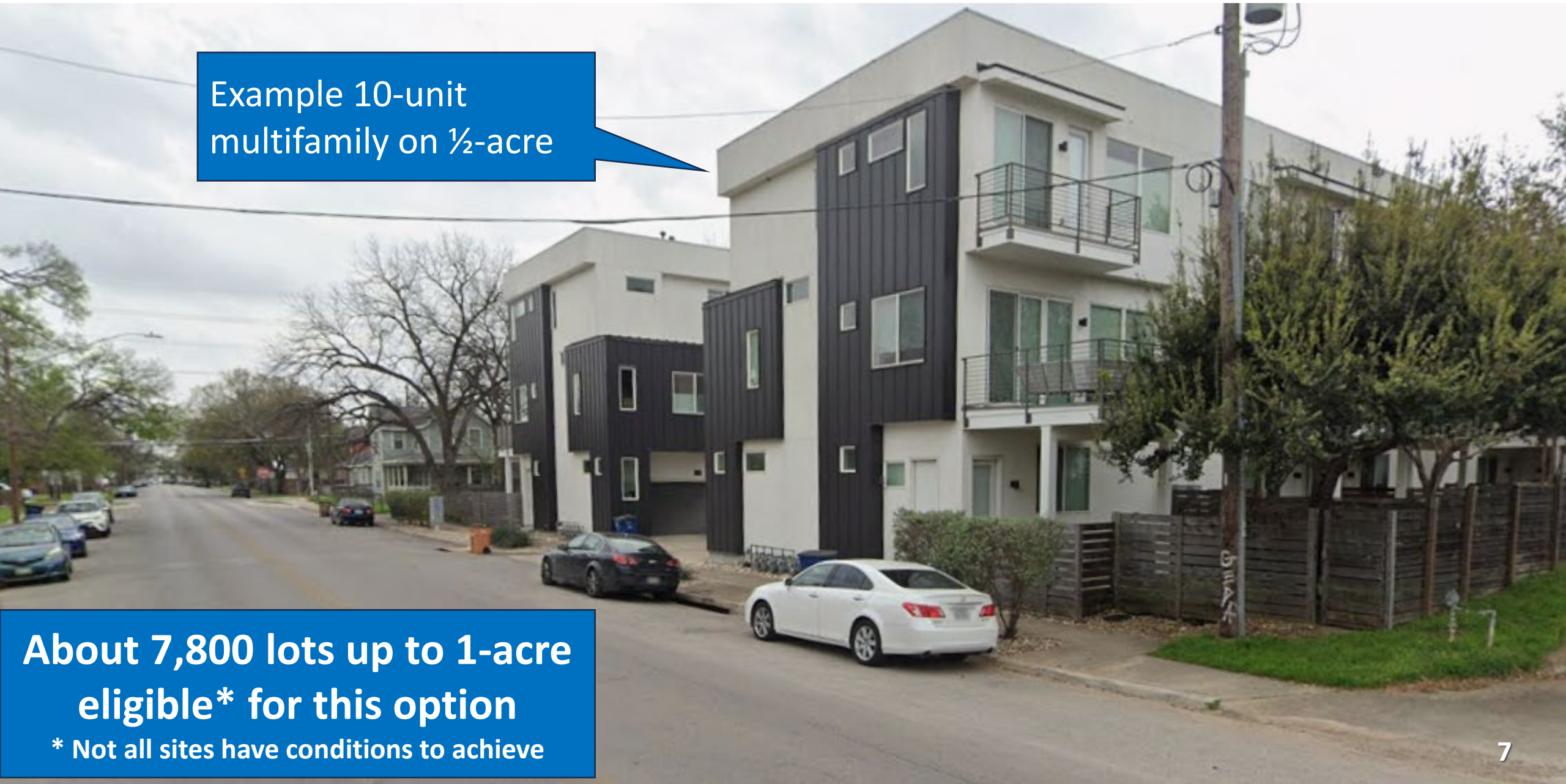
Over 100,000 lots eligible\*  
for this option

\* Not all sites have conditions to achieve



# Site Plan Lite (Multifamily): Up to 1-acre infill projects

Example 10-unit  
multifamily on ½-acre



About 7,800 lots up to 1-acre  
eligible\* for this option

\* Not all sites have conditions to achieve

# Impact of Infill Ordinance Changes

- Significantly reduces drainage requirements for most infill projects, historically a big time, cost, and complexity factor
- Retains drainage protections for the larger, more intense infill projects, while still offering a simplified path
- But other challenges remain, and Council provided direction to follow up on a range of additional technical criteria and process improvements for infill development



# Council Direction calls for Administrative Changes

- During the legislative process for the Infill Development Ordinance, staff committed to a number of improvements to administrative requirements and review procedures to benefit infill development
- Council directed staff to provide updates on progress implementing these and other potential improvements as follows:
  - On July 12: [Drainage criteria and processes](#) (Housing & Planning Committee )
  - On July 1: [Fee-in-lieu possibilities](#) for drainage, transportation, water, and electric utilities (Housing & Planning Committee and the Planning Commission)



# Implementation Topics

- Site drainage and grading plans
- Flood Detention Alternatives/RSMP\*
- Storm Drain Connections
- Modified Rational Method (for detention pond sizing calculations)
- Modular detention (individual platted lots)
- Reliance on Engineer-Sealed Plans
- Deferral of drainage elements from Subdivision to Building Permit

\* Regional Stormwater Management Program



# Infill Plats: Lot no greater than 17,780 sq. feet

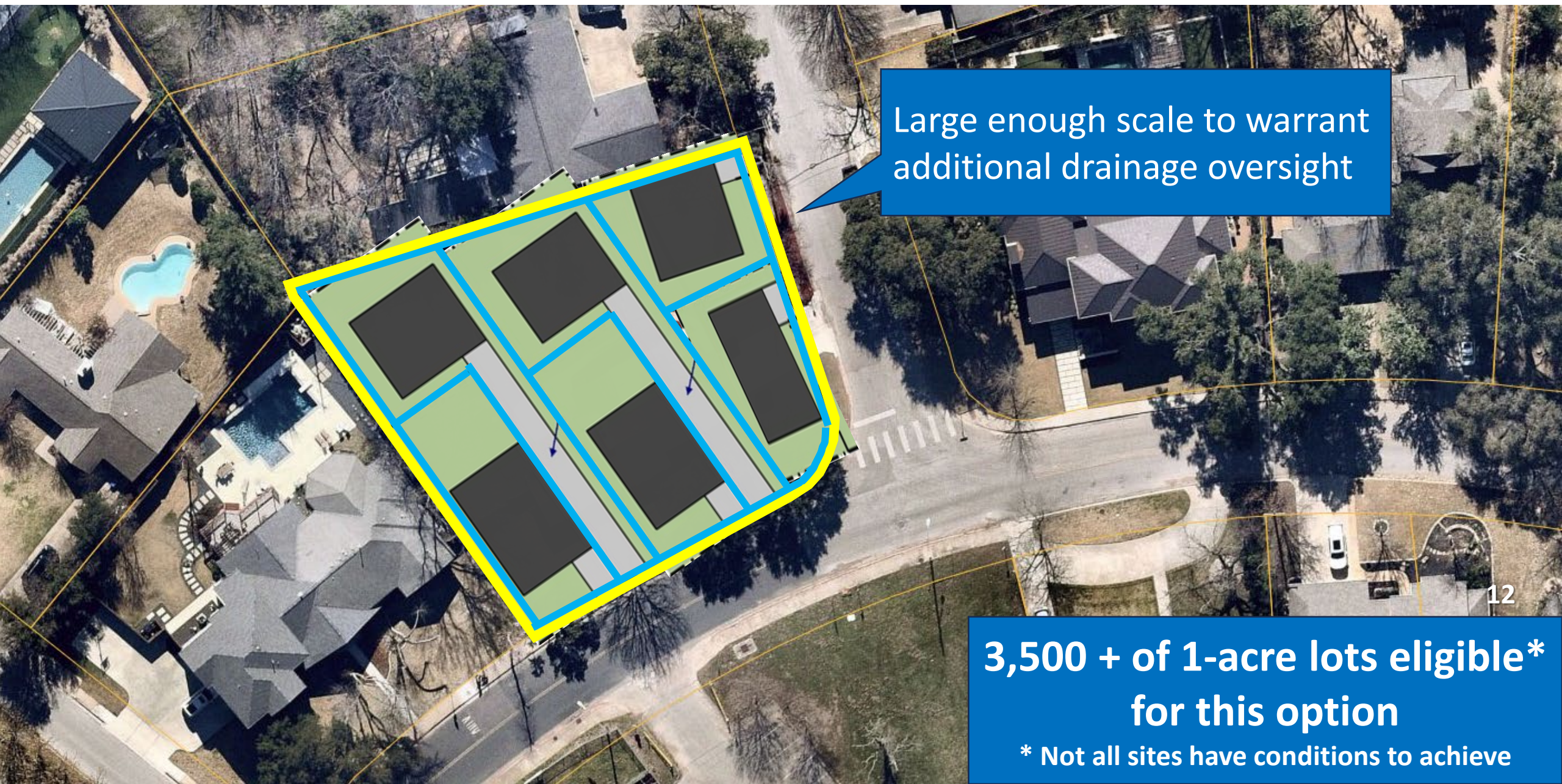
HOME-1 Project  
(building permit)

HOME-2 Project  
(subdivision with lots lines)

- ✓ Same max. footprint as HOME-1 project with building permit
- ✓ No drainage studies or on-site detention ponds
- ✓ No difference in drainage requirements from surrounding 1-4 unit housing on single lots



# Infill Plats: 17,780 sq. ft. to 1-acre lot infill projects



Large enough scale to warrant additional drainage oversight

3,500 + of 1-acre lots eligible\*  
for this option

\* Not all sites have conditions to achieve



# Scenario 1: Natural surface flows to road right-of-way or drainage system



## ✓ Drainage plan

- Existing conditions showing runoff direction
- Proposed conditions with approx. location of proposed buildings
- Later building permit shows exact locations
- Engineering not required

✓ No stormwater engineering, detention pond, or RSMP payment



## Scenario 2: Lot with surface flows needing to be graded to road/drainage system





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- ✓ Engineering required
  - Existing grading
  - Proposed grading
- ~~✓ RSMP payment~~
- ✓ Grading review by <sup>DSD</sup>~~WPD~~
- ✓ Option to defer grading to Building Permit



## Scenario 3: Lot with surface flows to neighboring properties, build detention





## Scenario 3: Lot with surface flows to neighboring properties, build detention



- ✓ Engineering required
  - Existing grading
  - Proposed grading
- ✓ Site Plan Exemption
- ✓ Build detention pond
- ✓ Simplified detention options
  - Modified Rational Method
  - Modular detention option, deferred to Building Permit



# Site Plan Lite Multifamily: Up to 1-acre infill projects

Similar requirements as Infill Plat re-subdivisions

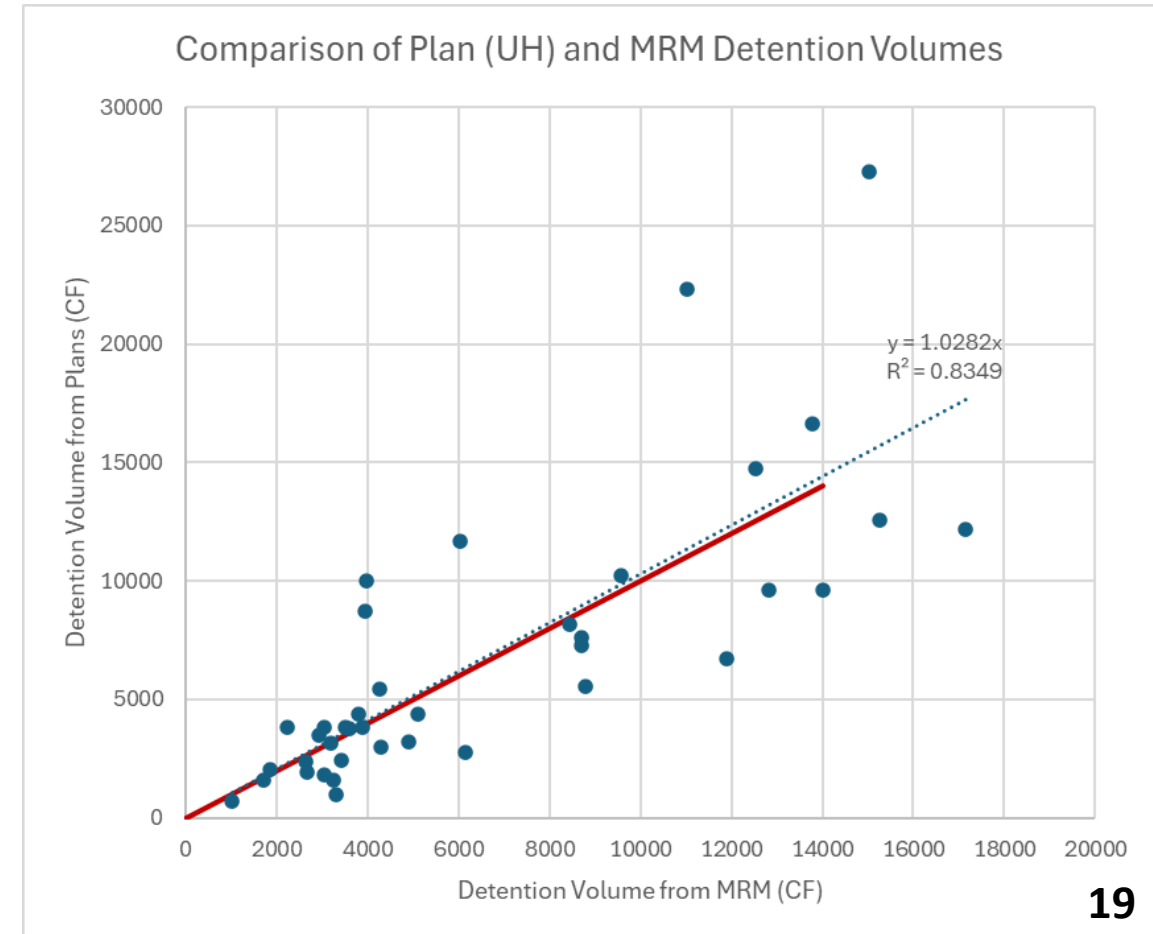
- Direct runoff to ROW or drainage system, else detention
- 55% to 65% impervious cover raised concentrated runoff concerns
- So, no drainage exception at or below 17,780 ft<sup>2</sup>



Existing storm drain inlet connects to storm drain pipe in street ROW

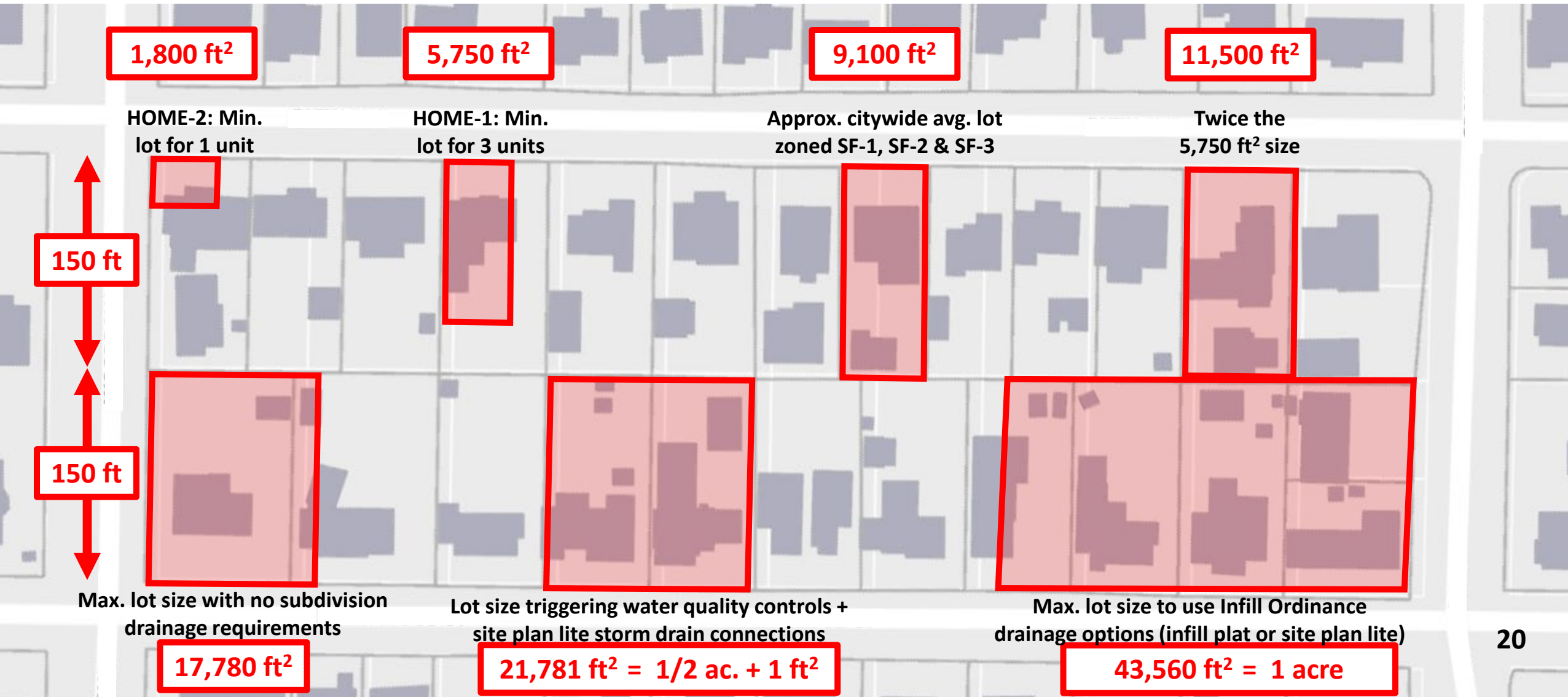
# Add Modified Rational Method

- Update the Drainage Criteria Manual (DCM) to:
  - Add the Modified Rational Method (MRM) as approved for detention pond sizing calculations for residential infill projects up to 1 acre
  - Add the MRM calculation basis/technical information



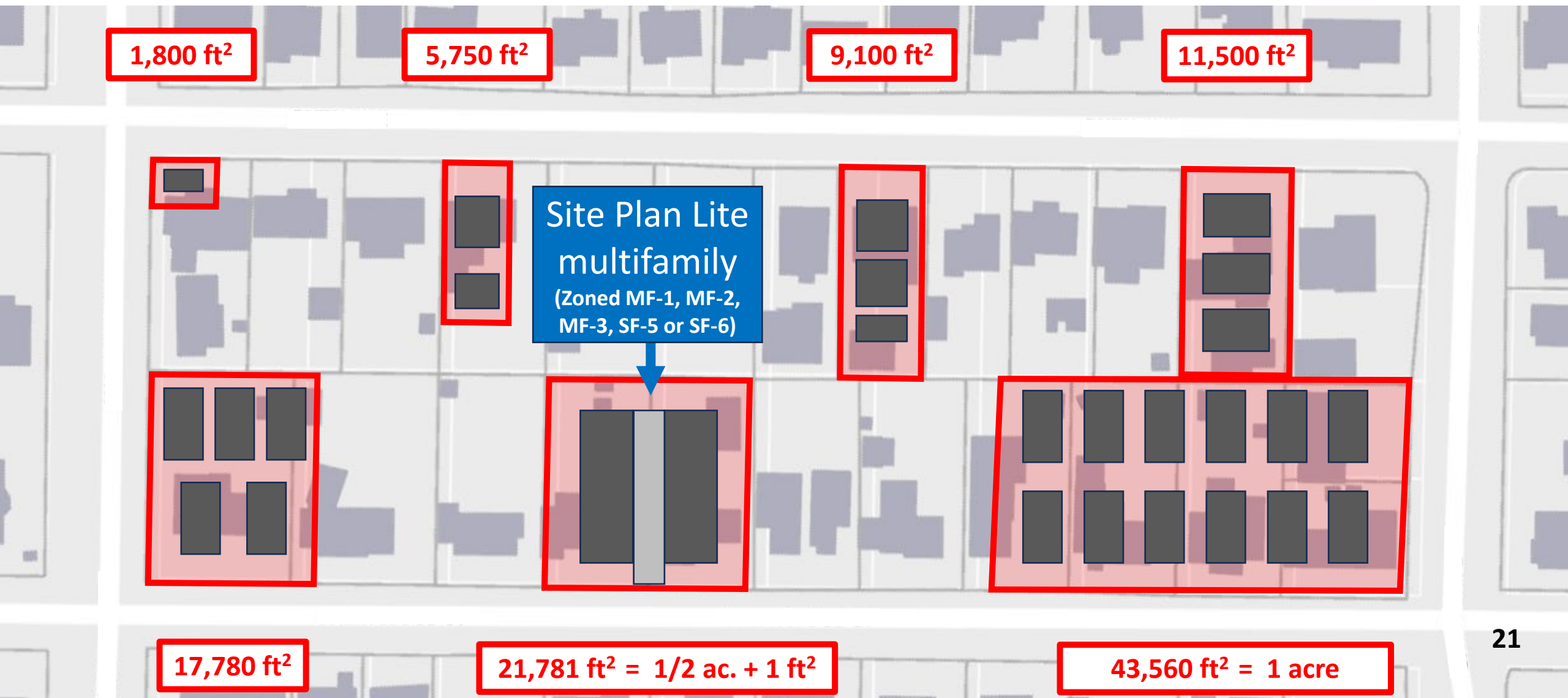


# Comparison of Lot Sizes relevant to HOME and Infill Ordinances



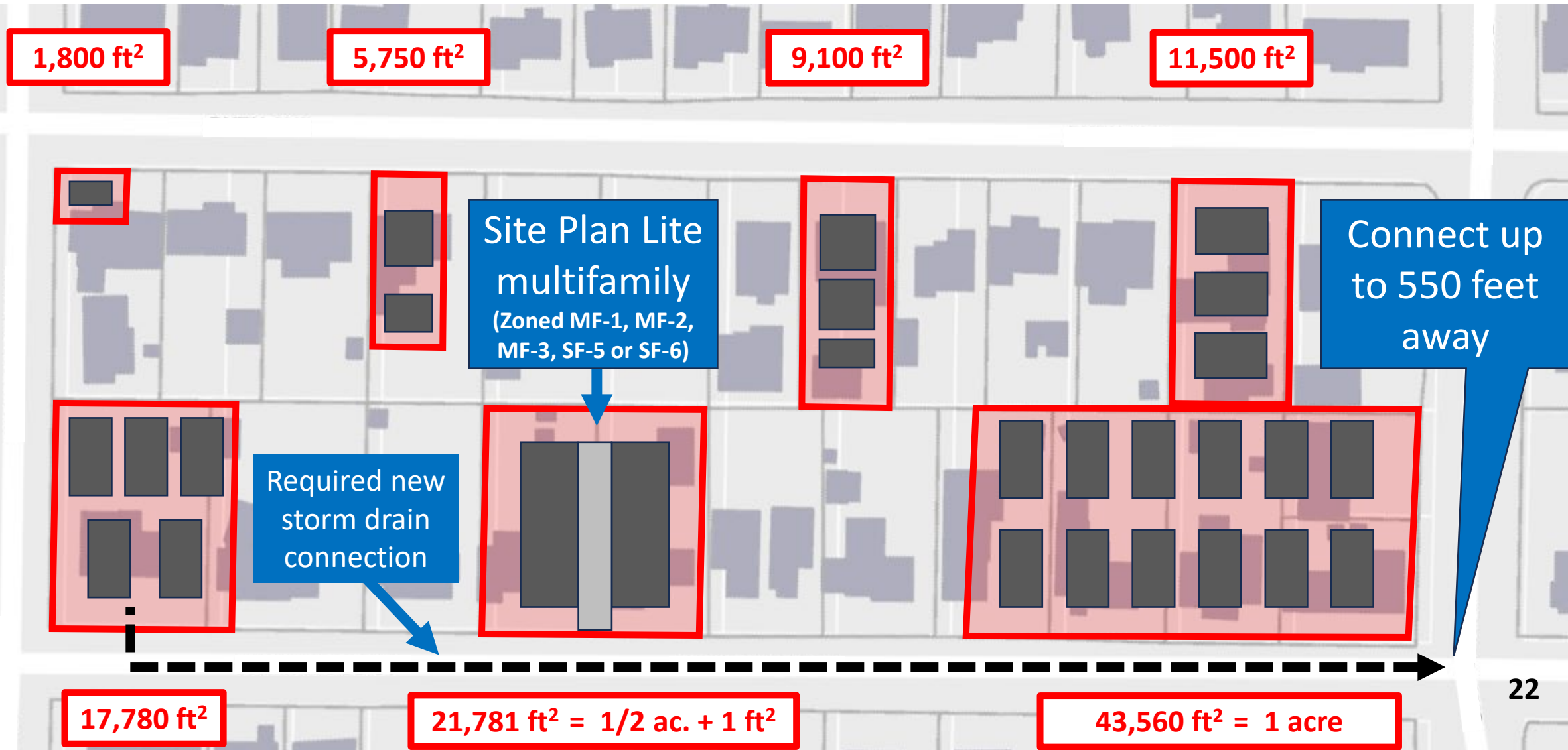


# Comparison of Lot Sizes Considered during Ordinance Development



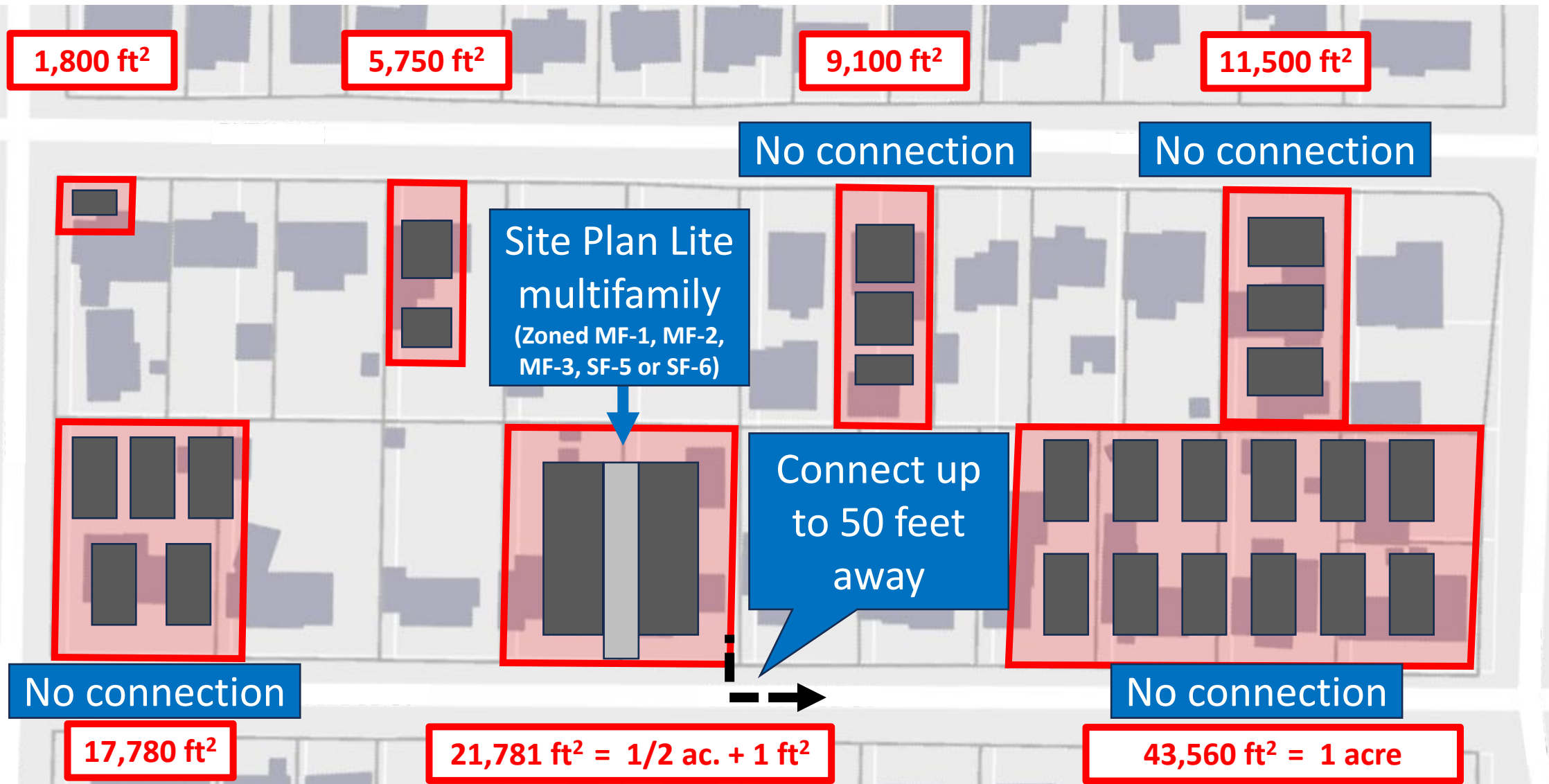


# Existing Storm Drain Connection Requirement (DCM 1.2.3.C.)



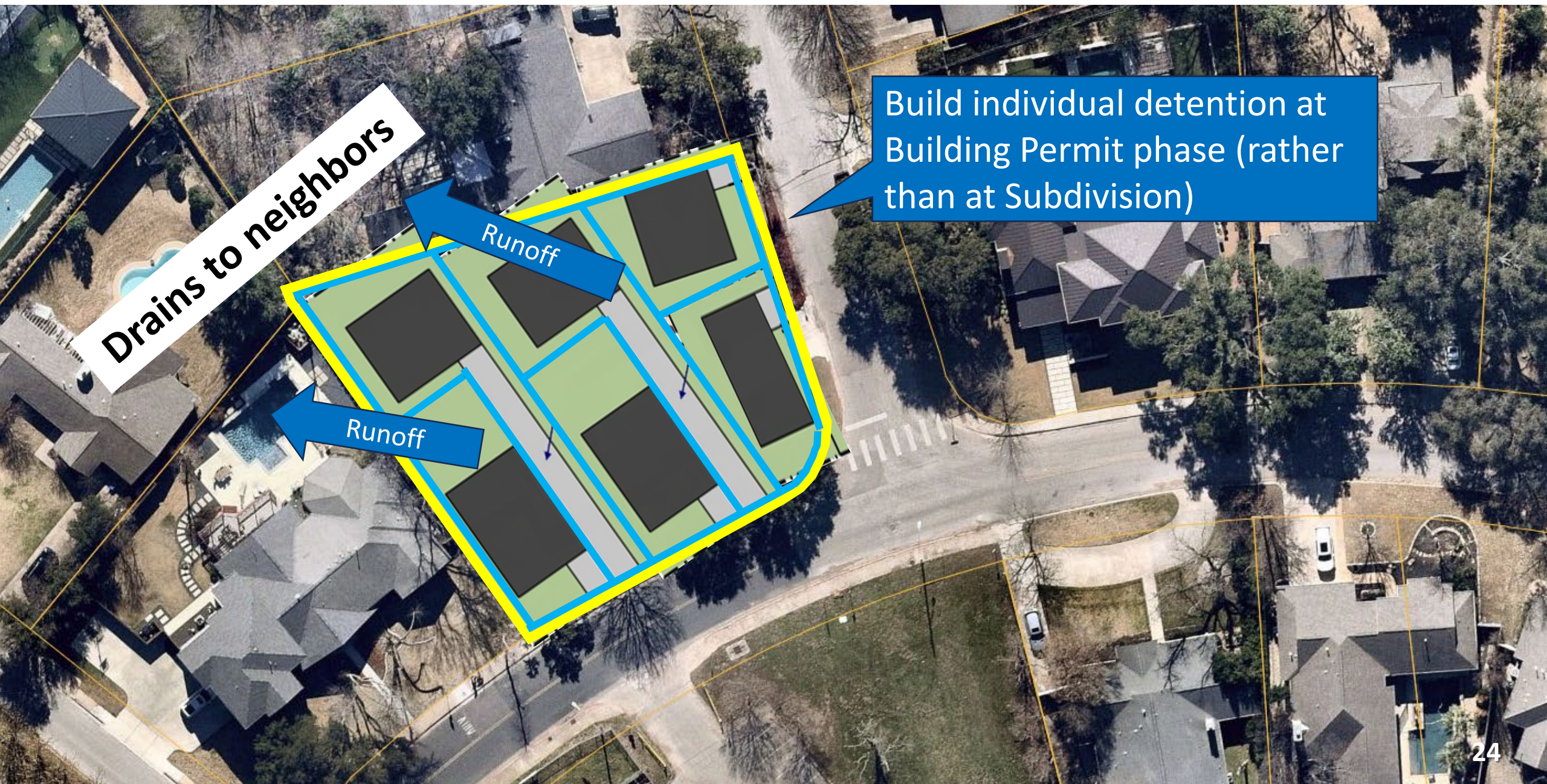


# Proposed Storm Drain Connection Requirement (DCM 1.2.3.C.)






# Modular Detention/Deferral to Building Permit Possibility





# Modular Detention/Deferral to Building Permit Possibility



Build one pond or rain tank system for detention in each lot for each building permit

- ✓ Multiple items still TBD (To Be Determined) such as:
  - Modified Rational Method sizing (adjusted for Atlas-14)
  - Builder designs? Engineer?
  - Outflow pipe design (size, number of orifices, etc.)?
  - In-ground ponds vs rain tanks?
  - Catch runoff from roofs only rather than all surfaces?
  - Review, inspection, and maintenance?? (Ensure function)



# Summary of Administrative Changes: Drainage

Item to Implement	Status	Estimated Timeframe
Storm Drain Connections (DCM 1.2.3.)	Staff proposal presented to TARP; updates from TARP pending	Posted early June; Adoption early August
Flood Detention Alternatives (DCM 1.2.2.)	Staff draft criteria update ready for TARP consideration	Post in summer; Adoption early fall
Modified Rational Method (DCM 8.4.1.)	Staff drafting criteria for TARP consideration	
Modular Flood Detention (DCM 1.2.2. & 8.4.2.)	Staff working on technical approach (related to deferral of drainage improvements, below)	Share with design community in summer
Reliance on Engineer-Sealed Plans (Process change)	Staff studying options, potential scope	Still under discussion
Deferral of Drainage Improvements (Process change)	Remains under review	July/August



The image is a composite of two aerial photographs. The top half shows a dense urban skyline with several prominent skyscrapers, including a tall, blue-tinted tower on the left and a uniquely angled, glass-clad building in the center-right. The bottom half shows a river flowing through a city, with a bridge carrying a train. The bridge's structure is covered in colorful graffiti, and the surrounding area is filled with trees displaying vibrant autumn foliage in shades of orange, red, and yellow. A semi-transparent white banner is overlaid across the middle of the image, containing the word "Discussion" in a bold, dark blue font.

# Discussion