



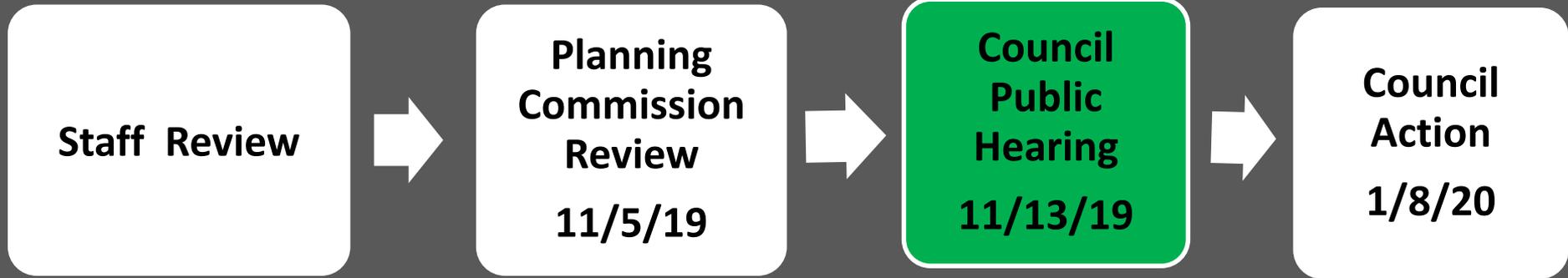
Land Use Management Ordinance Text Amendment: Conditional Zoning

Town Council Public Hearing
November 13, 2019

RECOMMENDATION

- Open the public hearing
- Receive comments
- Continue the public hearing to January 8, 2020

Text Amendment Process



Conditional Zoning Text Amendment Background

November 2017: Conditional zoning added to LUMO

May 2019: Concurrent consideration of land use plan amendments and conditional zoning

Winter 2020: Provide consistency regarding Concept Plans and allow multi-family development as conditional zoning applications

Conditional Zoning Background

Conditional Zoning	Special Use Permit
Legislative	Quasi-judicial
Discretionary	Findings of fact
Communication outside of public hearing allowed	No ex-parte communication
Anyone	Parties with standing or witnesses
Fact or opinion based information	Fact-based evidence only

Conditional Zoning Amendment | *Section 3.7.2 Use Matrix*

- Multifamily developments with >7 dwelling units require SUP
- Proposed amendment adds “CZ” to the R-6 district
- Would allow use as a principal use in an R-6-CZ district without necessitating SUP

- Concept plans reviewed by CDC
- All concept plans for conditional zoning (except LI-CZD) reviewed by Council
- Different review thresholds contribute to confusion later
- Proposed amendment would make thresholds consistent

- Housekeeping of LUMO
- Reference to conditional zoning as approval process in other development application procedure sections:
 - Subdivision
 - Site Plan
 - Zoning Compliance Permit

RECOMMENDATION

- Open the public hearing
- Receive comments
- Continue the public hearing to January 8, 2020