



# **Conditional Zoning One Year Update**

**Date: May 1, 2019**

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## Recommendation:

### That the Council:

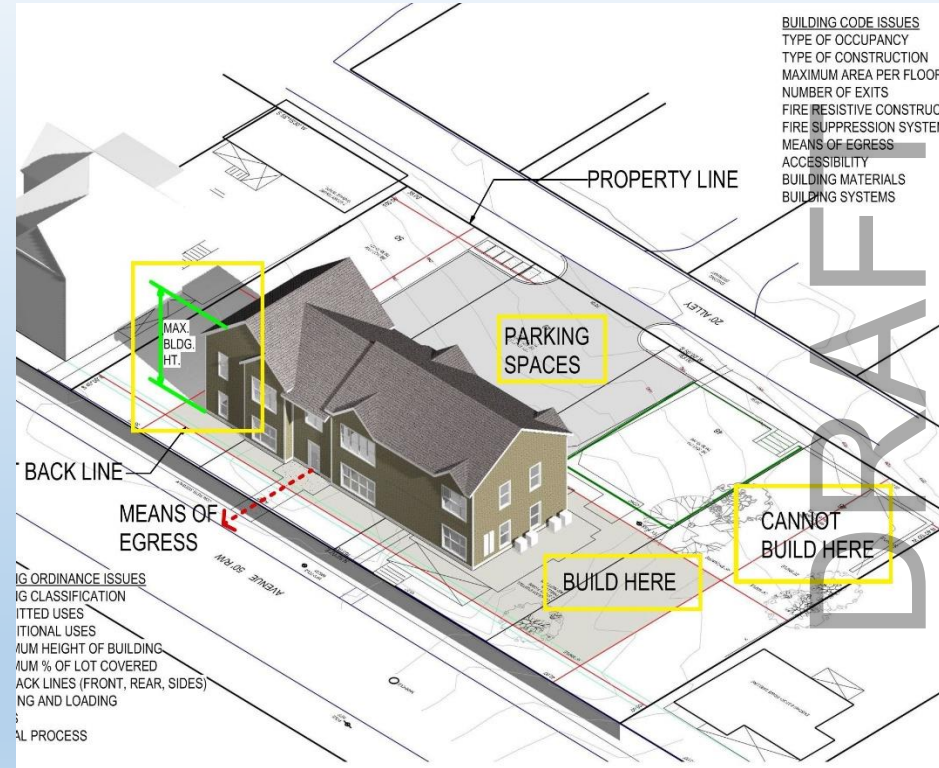
Amend the administrative procedures to permit conditional zoning applications requiring a Land Use Plan amendment to be considered concurrently, rather than sequentially



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# What is Conditional Zoning?

- Rezoning with site specific conditions
- Provides all the authority of an SUP, PLUS allows more engagement with stakeholders
- Allows concerned neighbors & others to voice concerns & for Council to consider opinion as well as facts
- Helps mitigate project impacts through site specific conditions



NUMBER OF EXITS  
FIRE RESISTIVE CONSTRUCTION  
FIRE SUPPRESSION SYSTEMS  
MEANS OF EGRESS  
ACCESSIBILITY  
BUILDING MATERIALS  
BUILDING SYSTEMS

# Conditional Zoning

- LUMO amended on November 29, 2017 & March 21, 2018
- Effective Date for Conditional Zoning Amendments – April 1, 2018

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ZONING ORDINANCE ISSUES  
ZONING CLASSIFICATION  
PERMITTED USES  
CONDITIONAL USES  
MAXIMUM HEIGHT OF BUILDING  
MAXIMUM % OF LOT COVERED  
SET BACK LINES (FRONT/REAR SIDES)

MEANS OF EGRESS

BUILD HERE

CANNOT BUILD HERE

PARKING SPACES

PROPERTY LINE

SET BACK LINES

AVENUE 50' R/W

# Since April 2018:

- Creation of applications & staff training
- Discussions with applicants
- One application for a Conditional Zoning District

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# Conditional Zoning & Land Use Plan

- Conditional Zoning Districts must be consistent with Land Use Plan or an amendment requested
- To be consistent, the proposed conditional zoning district must be located in:

Conformance with adopted small area plan	Town/Village Center
Medium Residential	Institutional
High Residential	Office
Commercial	University
Mixed Use, Office/Commercial Emphasis	Development Opportunity Area
Mixed Use, Office Emphasis	Light Industrial Opportunity Area

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Chapter 202  
Land Use Plan  
Adopted June 25, 2013

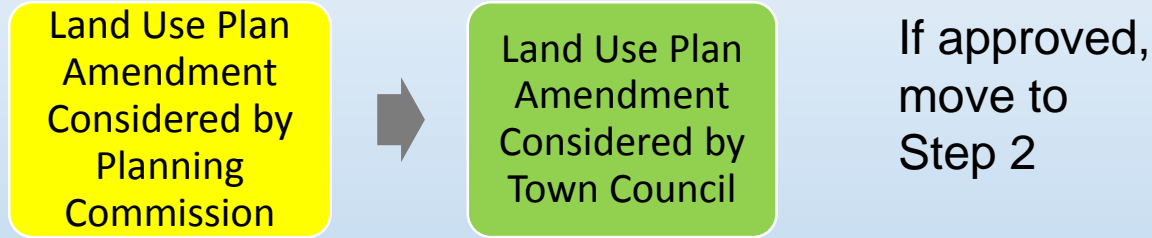
Opportunity Areas

- Rural Residential, 1 unit/5 ac.
- Rural Residential, 1 unit/2-5 ac.
- Low Residential, 1 unit/ac.

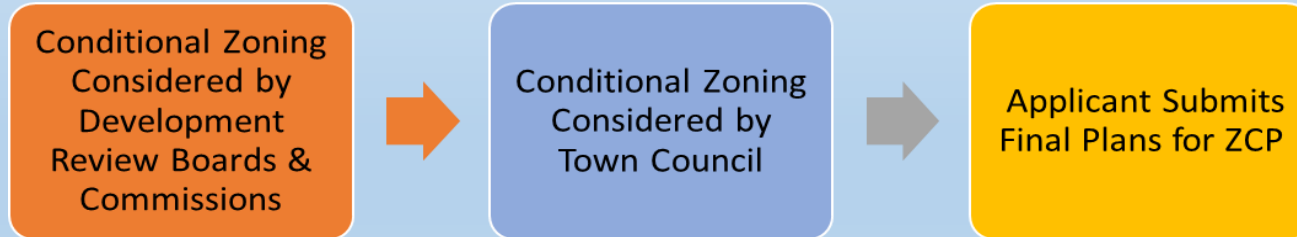
Opportunity Areas:  
\*Refer to the Northern Area T.F. Report: the Ephesus-Eordham

# Conditional Zoning & Land Use Plan Existing Procedure

- **Step One:**

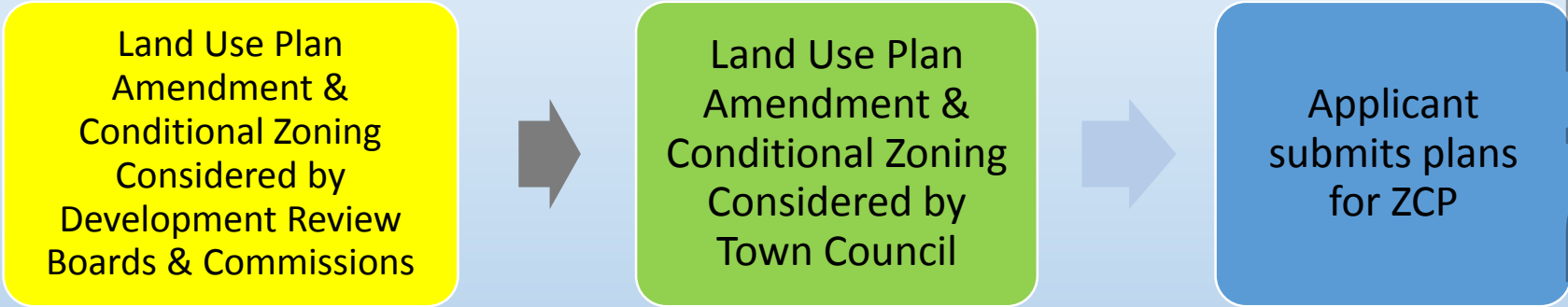


- **Step Two:**



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# Conditional Zoning & Land Use Plan Proposed Procedure



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