



Land Use Management Ordinance Text Amendment Conditional Zoning

November 5, 2019

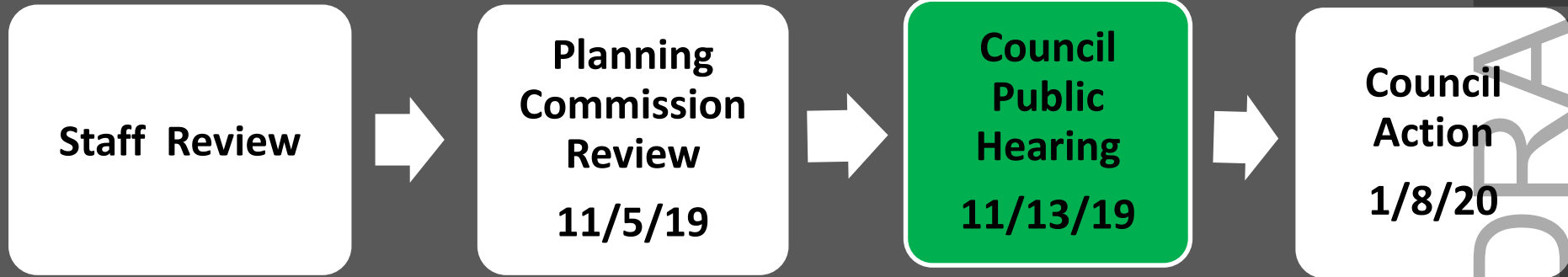
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RECOMMENDATION

Open the public hearing, receive comments, and continue the public hearing to the January 8, 2020 meeting.

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Text Amendment Process



Text Amendment Background

November 2017: Council adopted LUMOTA for zoning amendment procedures and conditional districts to allow conditional zoning

May 2019: Council adopted LUMOTA for conditional zoning administrative procedures to allow for concurrent consideration of land use plan amendments and conditional zoning

November 5, 2019: Planning Commission review

November 13, 2019: Council Public Hearing

January 8, 2020: Council Business meeting

The proposed changes to the Ordinance are to provide consistency regarding Concept Plans and to allow multi-family development as conditional zoning applications.

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What's in your packet?

- Resolution of Consistency with the Comprehensive Plan to allow a text amendment of the LUMO
- Ordinance A
- Resolution B
- Planning Commission Recommendation

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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

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- 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

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- 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

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

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RECOMMENDATION

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