



# **LUMO Text Amendment Conditional Zoning**

**Date: March 21, 2018**

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
- Effective Date for Conditional Zoning Amendments – April 1, 2018
- Three revisions proposed at this time

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

PROPERTY LINE

PARKING SPACES

SET BACK LINE

MEANS OF EGRESS

CANNOT BUILD HERE

BUILD HERE

# The Process for Proposed Revisions:



March 21,  
2018

- Continue Public Hearing
- Close Public Hearing
- Take action

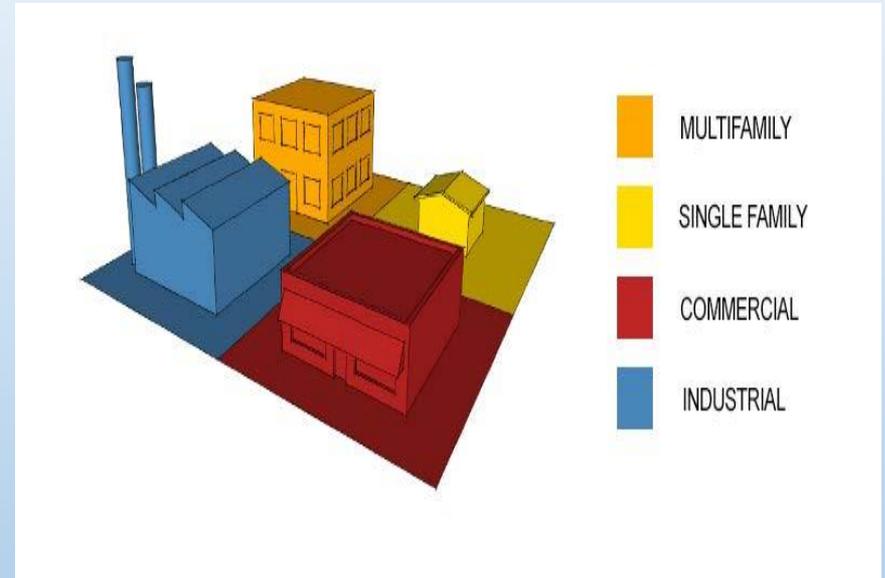
**Recommend: That the Council:**

- Adopt Resolution A, Consistency Resolution
- Enact the Ordinance 2018-03-21/O-1
- Adopt Resolution C, amending the Fee Schedule; and,
- Adopt Resolution D, preferred Development Review Process during Concept Plan Review

# Rezoningings

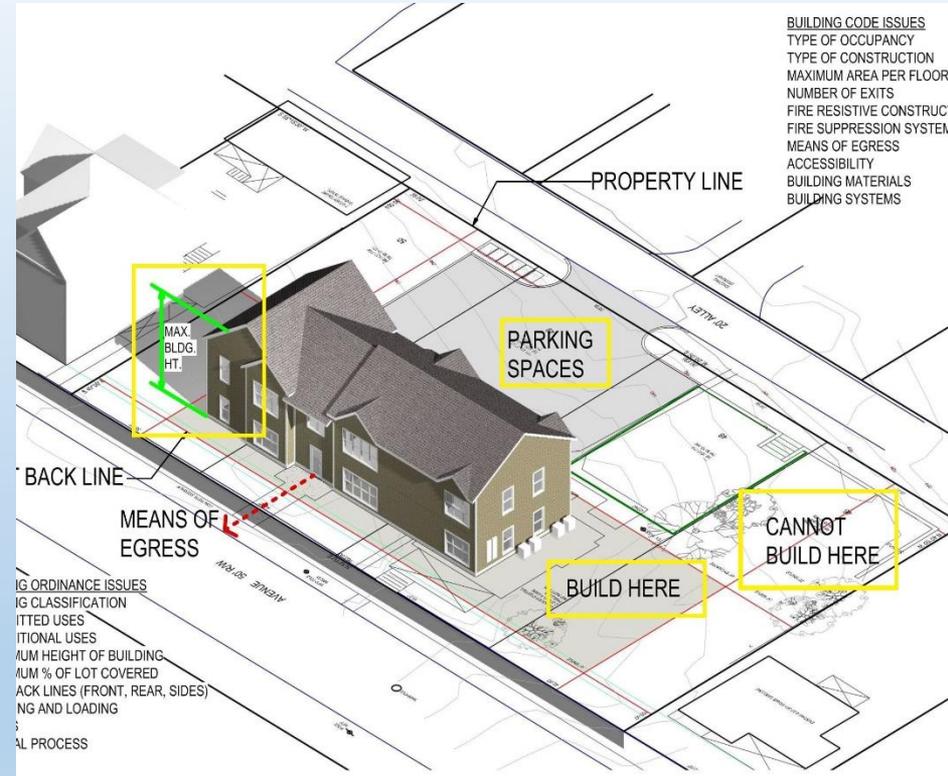
- General Use Rezoning
- Rezoning with Special Use Permit
- Conditional Rezoning

## General Use Rezoning



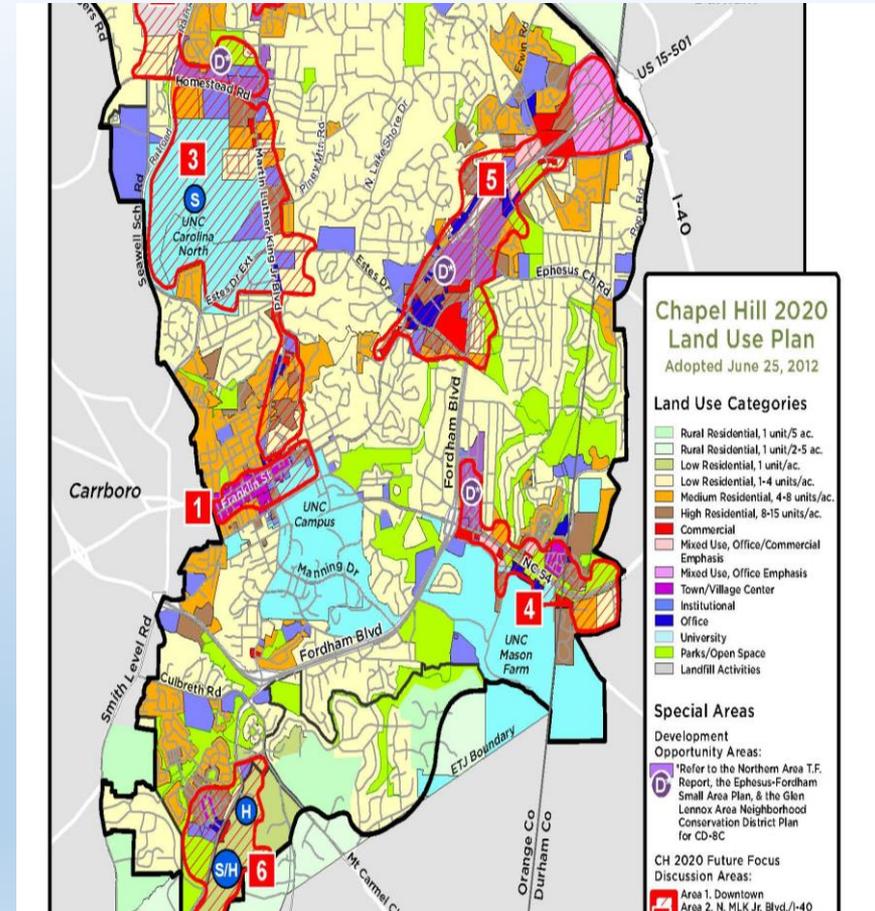
# What is Conditional Zoning?

- 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 to retain neighborhood character & mitigate project impacts through site specific conditions



# What is a Land Use Plan or Future Land Use Map?

- Graphic Representation of Town's Future in terms of Land Use
- Illustrates where & to what intensity development/redevelopment should occur or **not occur**
- Establishes General Range of Land Uses Envisioned (Housing, Commercial, Office, Mixed Use)
- Not an Exact Prediction



# Conditional Zoning & Land Use Plan (Proposed Amendments 1 & 2)

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

Chapter 2020  
 Land Use Plan  
 Adopted June 25, 2012

Legend:  
 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. District: the Ephesus-Eordham



# Conditional Zoning & Land Use Plan (Proposed Amendments 1 & 2)

- Process for Land Use Plan amendment with Conditional Zoning District Application

- **Step One:**

Land Use Plan  
Amendment  
Considered by  
Planning  
Commission



Land Use Plan  
Amendment  
Considered by  
Town Council

If approved,  
move to  
Step 2

- **Step Two:**

Conditional Zoning  
Considered by  
Development  
Review Boards &  
Commissions

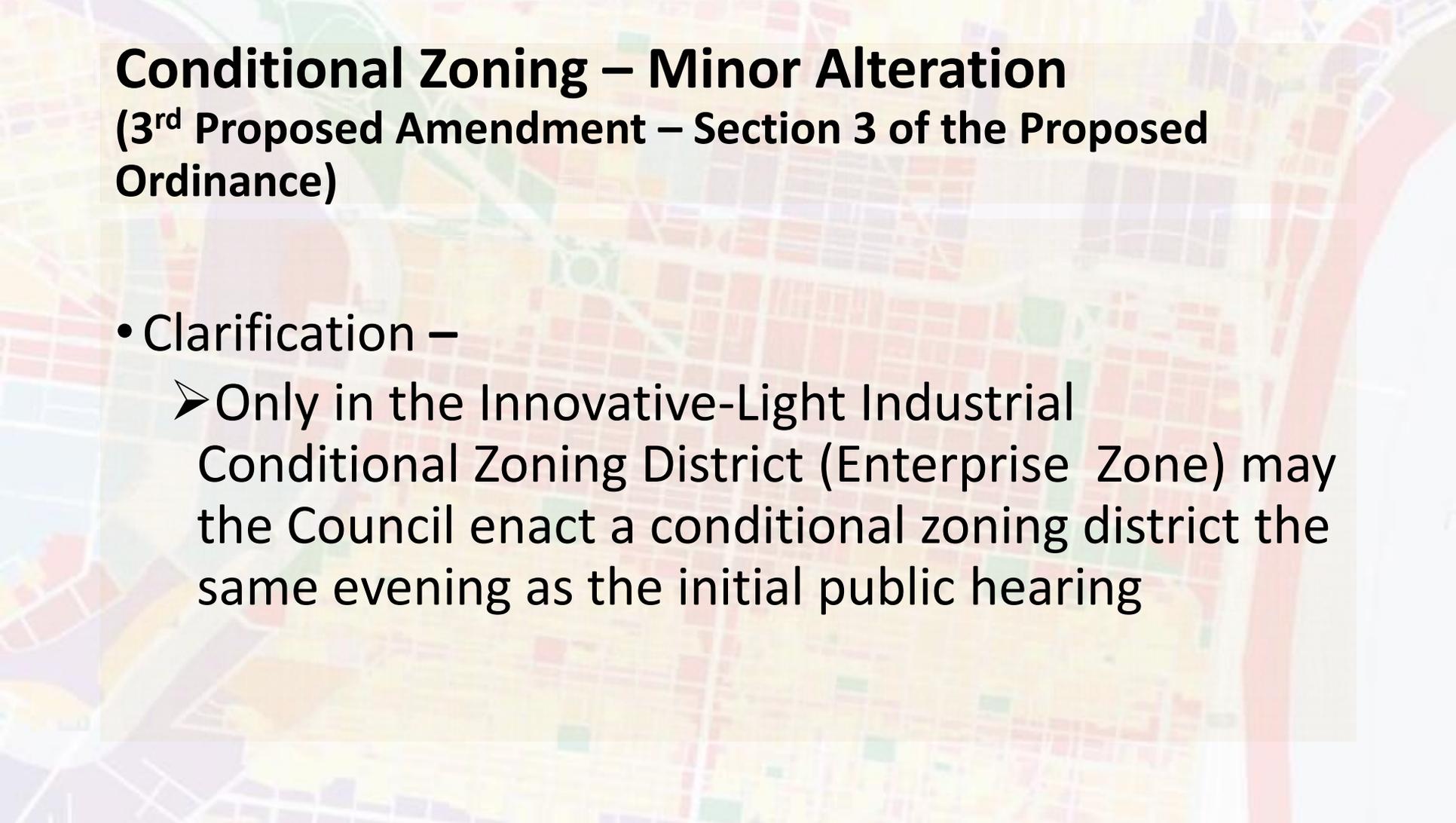


Conditional Zoning  
Considered by  
Town Council



Applicant Submits  
Final Plans for ZCP





# Conditional Zoning – Minor Alteration

(3<sup>rd</sup> Proposed Amendment – Section 3 of the Proposed Ordinance)

- Clarification –
  - Only in the Innovative-Light Industrial Conditional Zoning District (Enterprise Zone) may the Council enact a conditional zoning district the same evening as the initial public hearing

# **Concept Plan - Development Process Consultation**

Resolution D – Formalizes Council's preference to discuss appropriate development review process during Concept Plan Review

# Conditional Zoning – Summary of Proposed Changes

- ❖ Two Amendments Propose to Establish a Link between the Town's Land Use Plan & Conditional Zoning District Applications
- ❖ Clarification Amendment - Clarify Procedure for the Innovative, Light Industrial District

# Recommendation:

## That the Council:

- Adopt Resolution A, Consistency Resolution;
- Enact the Ordinance 2018-03-21/O-1;
- Adopt Resolution C, amending the Fee Schedule; and,
- Adopt Resolution D, preferred Development Review Process during Concept Plan Review

