



LUMO Text Amendment Conditional Zoning

Date: March 21, 2018

Conditional Zoning

- LUMO amended on November 29, 2017
- Effective Date for Conditional Zoning Amendments – April 1, 2018
- Three revisions proposed at this time

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

PROPERTY LINE

PARKING
SPACES

MAX.
BLDG.
HT.

SET BACK LINE

MEANS OF
EGRESS

CANNOT
BUILD HERE

BUILD HERE

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

The Process for Proposed Revisions:



March 21,
2018

- Continue Public Hearing
- Close Public Hearing
- Take action

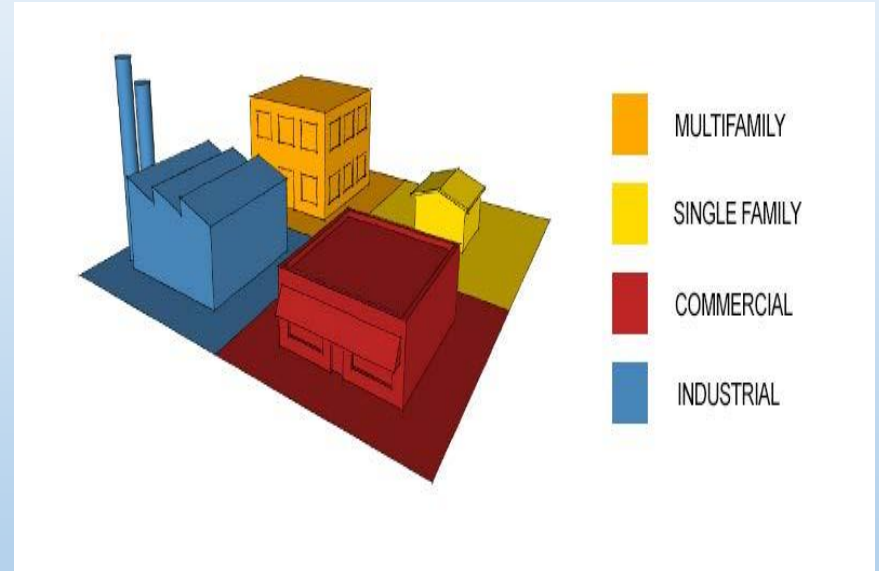
Recommend: That the Council:

- 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

Rezoning

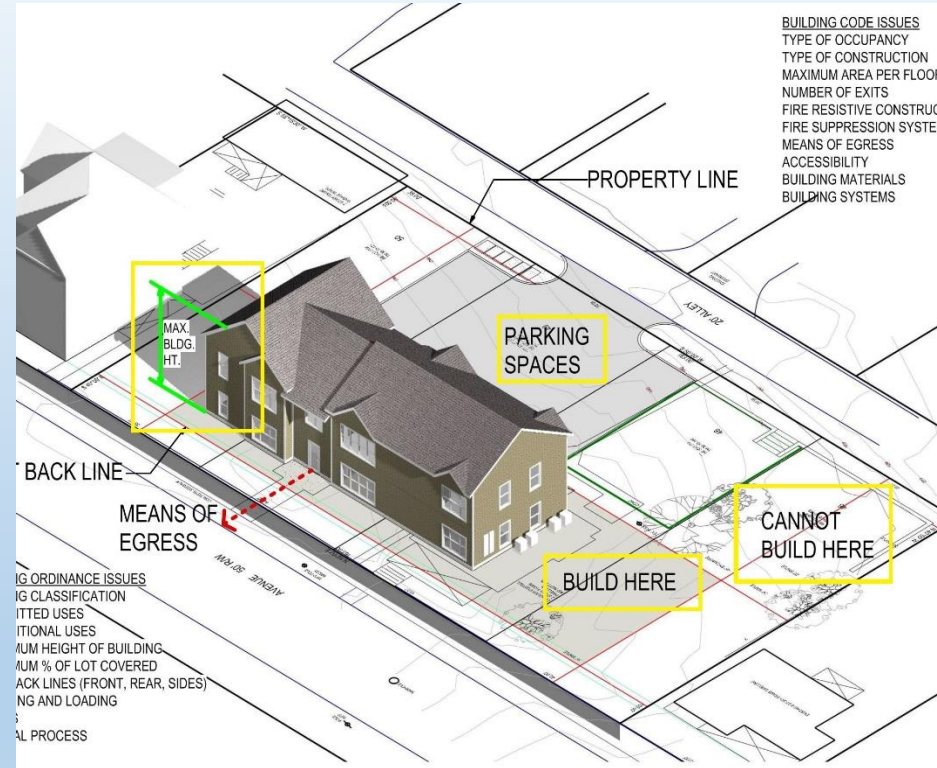
- General Use Rezoning
- Rezoning with Special Use Permit
- Conditional Rezoning

General Use Rezoning



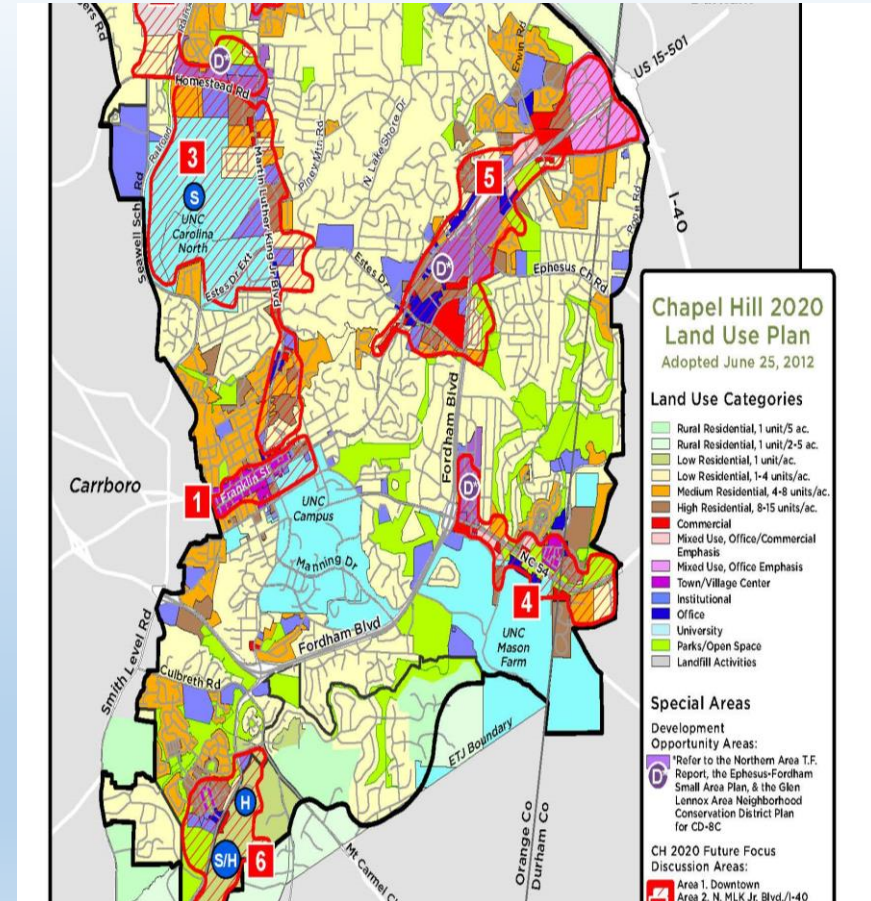
What is Conditional Zoning?

- 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

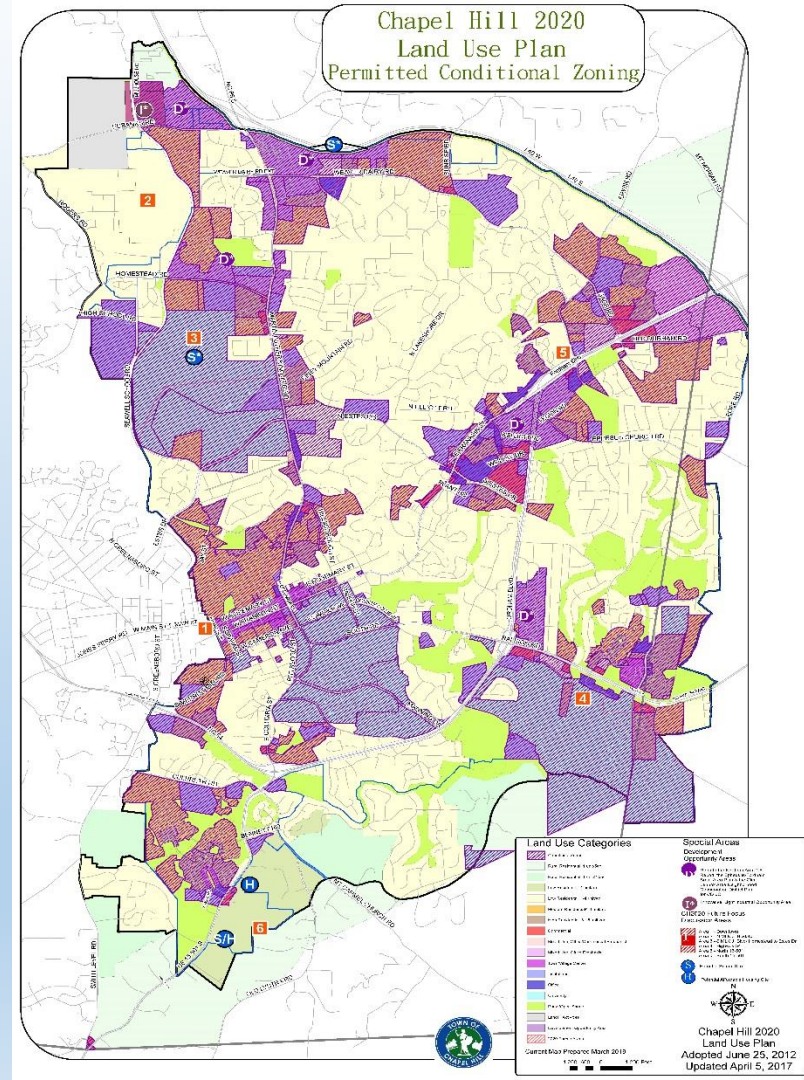


Conditional Zoning & Land Use Plan (Proposed Amendments 1 & 2)

- 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

Anywhere shaded in purple hues on the map



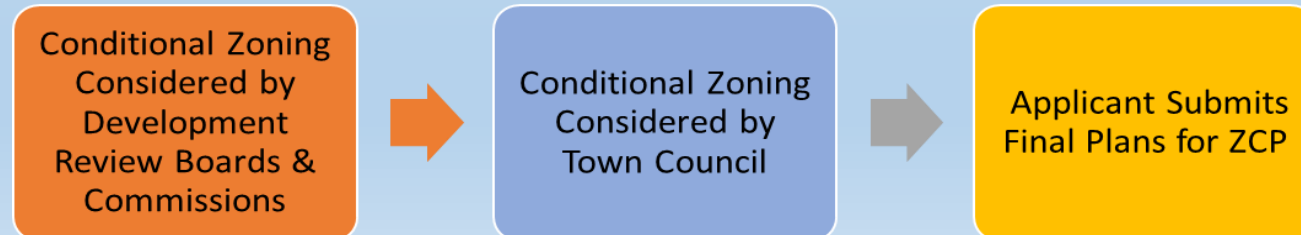
Conditional Zoning & Land Use Plan (Proposed Amendments 1 & 2)

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

- **Step One:**

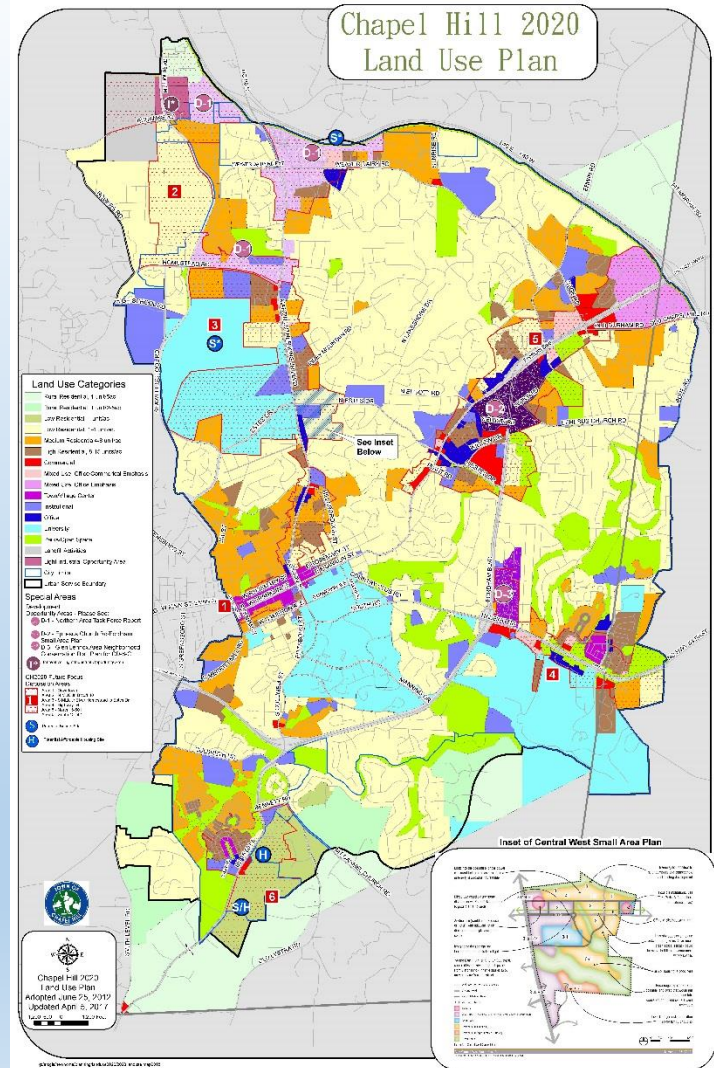


- **Step Two:**



Revised Land Use Plan

- Clearly listed the applicable planning documents that correspond to the Development Opportunity Areas





Conditional Zoning – Minor Alteration

(3rd 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

