



Land Use Management Ordinance Text Amendment Special Use Permit Modifications

June 26, 2019

DRAFT

RECOMMENDATION

Staff recommends:

- Close the public hearing
- Adopt the Resolution of Consistency
- Enact Ordinance A

DRAFT

Text Amendment Process

Staff Review



**Planning
Commission
Review**
5/7/19



**Council
Public
Hearing**
5/22/19



**Council
Action**
6/26/19

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Text Amendment Background

May 2018: The Oaks Condominiums proposed a project to install a storm drainage conveyance system

September 2018: Council requested an alternative approval process for projects of a similar nature

May 7, 2019: Planning Commission review

May 22, 2019: Council Public Hearing

June 26, 2019: Council Business meeting



What's in your packet?

- Resolution of Consistency
- Ordinance A (to approve)
- Resolution B (to deny)
- Planning Commission Recommendation

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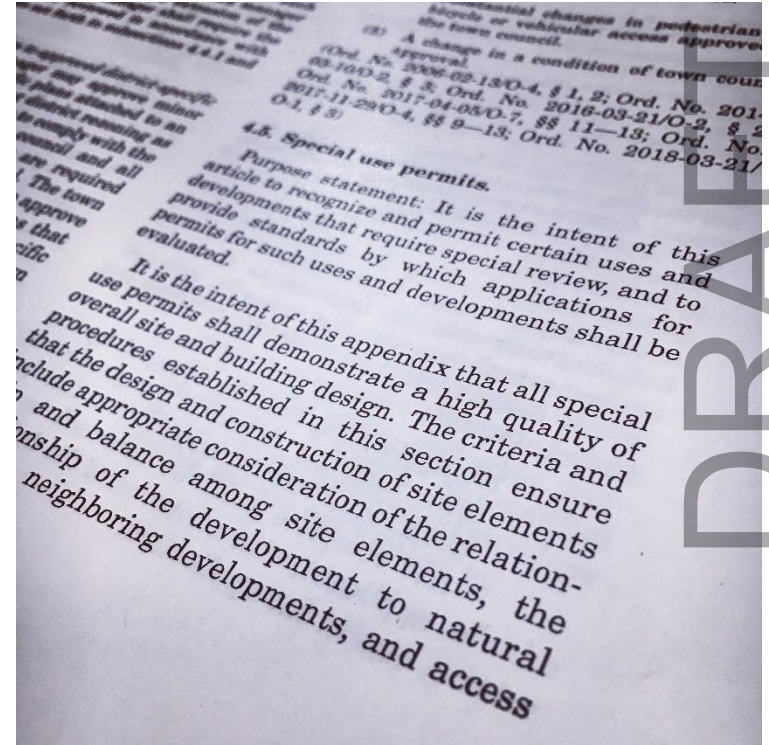
Special Use Permit Modifications Amendment

Section 4.5. Special Use Permits

4.5.4. Modifications

- (a) Minor – administrative
- (b) Major – the following shall constitute a major modification:

...9. Changes to infrastructure associated with a site that would...



Special Use Permit Modifications Amendment

“(9) Changes to a site that constitute a modification of the special use permit under the above subsections 1-8, and demonstrate that they are proposed to address a public health, safety, or environmental issue, as determined by the Town Manager, such as the installation of stormwater pipes to relieve a documented flooding issue or the removal of structures from the floodplain, shall be considered minor changes, provided the changes do not:

- a) increase the intensity of the development, including increases to floor area or impervious surface, or allowing more intense uses, or
- b) make nonconforming or increase a nonconformity with the development’s existing special use permit or other standards of this Appendix.

Prior to issuance of a Zoning Compliance Permit for a minor change under this subsection 9, owners of property within 500 feet must be mailed notice of the proposed change and offered an opportunity to comment to the Town Planning Department. No Zoning Compliance Permit shall be issued for such a change until two weeks after the date of such notice is mailed.”

Special Use Permit Modifications Amendment

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Special Use Permit Modifications Amendment

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