

Land Development Code 2021 Proposed Amendments City Council Public Hearing

March 21, 2022



We Dream Big and Deliver

WHY THE AMENDMENTS?

After use of the Land Development Code (LDC) for over a year, the City team has identified a number of minor changes and a few major changes that will make the Code easier to understand and administer.

Fine-tuning was anticipated, as new concepts and processes were introduced with the LDC.

Overall, administration of the LDC has been successful.

2021 UPDATES PROCESS

- Planning Commission Workshop – September 7, 2021
- City Council Workshop – September 13, 2021
- City Council Workshop – December 13, 2021
 - City Council split out several items for further discussion
- Planning Commission Public Hearing – February 8 and March 8, 2022
- City Council Public Hearing – March 21, 2022
- City Council Workshop on remaining items – April, 2022
 - Notification distances; definition of fleet vehicles and limitations; definition of semi-truck trips; residential conditional uses in MX districts; and appeal/Council review processes

SUMMARY OF SIGNIFICANT AMENDMENTS

Clarify setbacks for alley-loaded garages:

- Clarify that an alley-loaded garage shall be setback a minimum of 18 feet from the alley if a car is to be parked in the driveway.

Landscape Surface Area and Amenitized Area table updates:

- Revise tables in Chapter 2 to address changes in how landscape areas are calculated.

SUMMARY OF SIGNIFICANT AMENDMENTS

Animal Day Care/Training as a Conditional Use in the RA Zoning District:

- Table 3-1-2-5: Commercial Land Use by Zoning District.
- Kennels are already a Conditional Use.
- Animal Day Care/Training would generally be less impactful.

Caretaker residence for Kennels:

- Section 3-1-3-5: Commercial Standards.
- Clarify that a caretaker residence is allowed and define the requirements.

SUMMARY OF SIGNIFICANT AMENDMENTS

Revise distance Food and Retail Truck Vending can be from residential or mixed-use:

- Section 3-1-4-5: Food and Retail Truck Vending.
- Allow the distance to be measured from a home or building, rather than a zoning district boundary.

Updates to the Short Term Rental section:

- Section 3-1-5-3 has been updated to clarify regulations related to penalties, and verification of limitations on days rented.
- Planning Commission recommended further discussion of this section.

SUMMARY OF SIGNIFICANT AMENDMENTS

Clarification of Landscape Surface Area and Amenitized Landscape Surface Area (Article 4-3):

- Sections 4-3-2-2 and 4-3-2-3 added to replace Common Open Spaces.
- Reduces confusion regarding the difference between active and passive landscape areas.

Parking requirement for townhome units:

- Table 4-5-2-2A: Residential Land Use Parking Standards.
- Increase parking requirement from 2 to 2.2 spaces per unit to account for guest parking.

SUMMARY OF SIGNIFICANT AMENDMENTS

Impervious surface limitations:

- Section 4-5-3-1 to clarify the maximum percentage of a front yard that can be paved with impervious material.

Expand Off-Site Parking distance restriction:

- Section 4-5-3-4: Off-Site Parking.
- Allow parking to be located up to 500 feet from the property it is serving. However, the distance the off-site property is located from the property it is serving has been reduced from 300 to 200 feet.

SUMMARY OF SIGNIFICANT AMENDMENTS

Clarify bike parking requirements:

- Section 4-5-3-8: Bicycle Parking Design.
- Revised standards to better differentiate between short and long term requirements.

Clarify landscape bufferyard location requirements:

- Section 4-6-5-2: Bufferyard Purpose and Applicability.
- Revised situations in which bufferyards are required when new development is located adjacent to various dwelling types and RN zoning districts.

SUMMARY OF SIGNIFICANT AMENDMENTS

Revise exterior lighting requirements and standards:

- Article 4-8: Exterior Lighting.
- The standards and requirements have been simplified and clarified throughout the article to avoid continued confusion.

Clarify the location of Accessory Dwelling Units on interior lots:

- Section 5-1-5-2: Accessory Dwelling Units.
- Clarifies that ADUs shall always be located at or behind the front plane of the primary residential unit regardless of lot type.

SUMMARY OF SIGNIFICANT AMENDMENTS

Add a section related to electric vehicle charging stations:

- Section 5-1-6-8: Electric Vehicle (EV) Charging Stations.
- In response to recent requests for charging stations, and to get ahead of anticipated demand, a section regarding requirements and standards has been added to the LDC.

Revise the minor defects section related to public hearing notice requirements:

- Section 8-2-4-1: General Notice Requirements.
- Allows for more flexibility in determining what constitutes a minor defect in noticing.

SUMMARY OF SIGNIFICANT AMENDMENTS

Expand Site Plan approval criteria related to project amenities to include additional housing types and zoning districts:

- Section 8-3-5-3: Site Plan.
- Added the R6, R13 and R24 zoning districts and townhome development into the approval criteria related to amenities, pedestrian facilities and quality design in order to create more complete neighborhoods.

Add Notice of Administrative Decision:

- Added a discretionary notice by the Director.
- If required, the notice would be mailed by the applicant ten days prior to a decision being made.
- Allows for additional public comment prior to the decision.

SUMMARY OF SIGNIFICANT AMENDMENTS

Add or revise definitions:

- Electric Vehicle (EV) Charging Station
- Food and Retail Truck Vending
- Fueling/Service Station
- Landscape Surface Area
- Landscape Surface Area, Amenitized
- Produce Stand

Questions?