

Land Development Code 2021 Proposed Amendments City Council Workshop

December 13, 2021



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.

TOPICS FOR ADDITIONAL DISCUSSION

Radius of Notifications:

- Based on City Council feedback the City team is increasing the notice distance requirement from 500 feet to 1000 feet for administrative cases, administrative decisions, and public hearing cases. Our City team is also adding a provision in code that would allow the Director to reduce the notice requirement for administrative projects that he/she deemed to be small or of limited impact to 500 feet.

TOPICS FOR ADDITIONAL DISCUSSION

Definition of Fleet Vehicle:

- A group of motor vehicles, such as cars, vans, and/or trucks, excluding semi-trailer trucks, owned or leased by a business, government agency or other organization rather than by an individual or family. Examples are vehicles operated by public utilities, governmental entities and businesses that utilize vehicles to deliver goods to customers, provide off-site services or for sales representatives to travel to clients.
- Limitations:
 - limiting the fleet size to 50% of the minimum parking spaces in the CG zone district, 100% of the minimum parking spaces in the IL zone district, and 200% of the minimum parking spaces in the IG zone district.
 - Fleets with fewer than 25 total vehicles would be exempt.

TOPICS FOR ADDITIONAL DISCUSSION

Additional Site Plan Criteria for Residential Projects Granted Conditional Use Approval:

- “If the application includes residential uses and was granted Conditional Use approval, the number of residential units proposed is within ten percent of the number of units presented during the Conditional Use review.”

Standard Condition for Projects Requiring Conditional Use Approval in the MX Zone District:

- “The Site Plan application shall be substantially similar to the conceptual plan submitted as part of the Conditional Use review.”

TOPICS FOR ADDITIONAL DISCUSSION

Semi-Trailer Truck Trip:

- Definition: “A semi-trailer truck trip involves the inbound and outbound movement of the truck on a site, with both movements being considered a single trip.”
- The threshold between Light Industry and Heavy Logistics Center is still 50 trips.

Appeals Process:

- No changes are proposed, except for the ability to increase the notice area requirement to 1,000 feet.

Questions/Additional Topics?