

# **Land Development Code 2021 Proposed Amendments Planning Commission Public Hearing**

**February 8, 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, 2022
- City Council First Reading – March 7, 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.

# 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?