

Land Development Code 2021 Proposed Amendments Planning Commission Workshop

September 7, 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.

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.

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.

SUMMARY OF SIGNIFICANT AMENDMENTS

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.

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 or revise definitions:

- Electric Vehicle (EV) Charging Station
- Food and Retail Truck Vending
- Fueling/Service Station

SUMMARY OF SIGNIFICANT AMENDMENTS

Add or revise definitions:

- Electric Vehicle (EV) Charging Station
- Food and Retail Truck Vending
- Fueling/Service Station
- Heavy Logistics Center
- Landscape Surface Area
- Landscape Surface Area, Amenitized
- Light Industry
- Produce Stand
- Semi-Trailer Truck Trip

Questions?