



Land Use Code Amendments

CITY COUNCIL and PLANNING COMMISSION
JOINT STUDY SESSION – January 24, 2023

City Staff Representative:

Shannon McDowell, Senior Long Range Planner



Land Use & Development Code Amendments

Article 1 – General Provisions

Article 2 – Applications and Procedures

Article 4 – Zoning District and Uses

Article 11 – Definitions & Terms



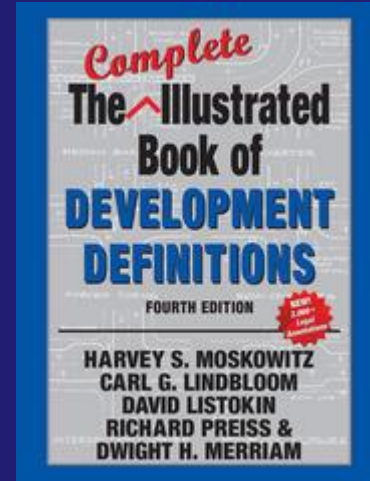
STRATEGIC FOCUS AREA

*Recognizable and Well-
Planned Community*



Article 1 – General Provisions

- Planned Unit Developments approved prior to new code
- Resource for the definition of terms used in the *Land Use & Development Code*
- Clarify measurement technique

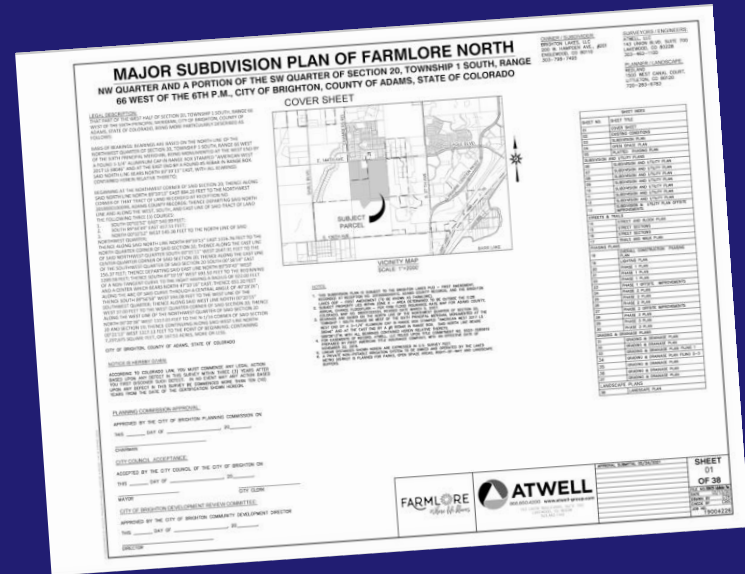


Routledge.com



Article 2 – Applications and Procedures

- Appeals
 - Clarify when each process applies
 - Eliminate inconsistencies
 - Clarify who can submit an appeal
- Subdivision Plan
 - Clarify responsibilities – Planning Commission and City Council



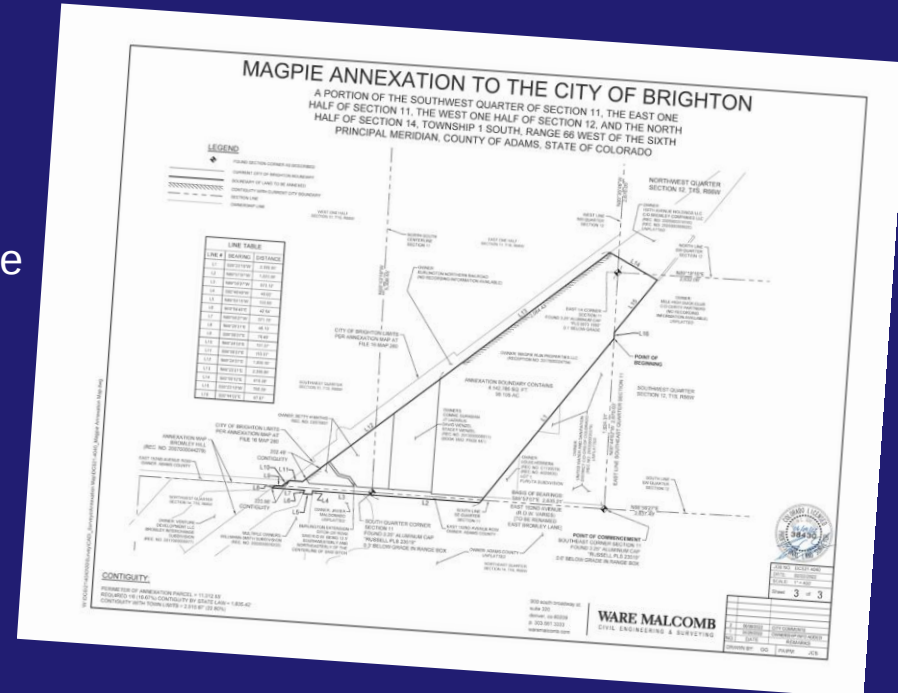
- Planned Development
 - Define amendment process
 - Modify mapping procedure
- Conditional Use Permit
 - Eliminate large family childcare home process





Article 2 – Applications and Procedures

- Annexation
 - Adjust definitions to correspond with state statute
- Disconnection
 - Add the application type and define a process
- Vacation of Rights-of-Way or Easements
 - Clarify a process





Article 4 – Zoning District and Uses

- Add uses already existing in the City
- Add direction for how to characterize a use not listed
- Modify accessory uses
 - Child care homes
 - Caretaker's quarters

P Permitted subject to general district building and site design standards. C Conditional use, subject to discretionary review process in 2.07. blank use not allowed	Residential Districts								Mixed-use Districts			Commercial Districts				Industrial Districts		Special Purpose & Overlay Districts								
	A/R	AE	RE	R1	R1A	R1B	R2	R3	MH	DT	MU-NC	MU-CC	MU-REC	C0	C1	C2	C3	BP	I1	I2	SACR	SAGW	ME	FC	PL	OPEN
Transportation – Commuter Rail Station										P								P	P	P					P	C
Transportation – Light Rail Station										P		P	P		C	C	P	P	P	P	P				P	C
Transportation – Airport, heliport / helipad														P	C	P	P	P	P	P	C	C		C	C	C
Transportation – Public Parking										C	C	C	C	C	C	P	P	P	P	P	P			C	C	P
Park and Open Space	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P
Public Lands												C	C	C					C	P			P	P	P	P
Power Plant													C				C	C	P	P					C	
Public Utility Facilities												C	C				C	C	P	P			C	C	P	
Public Utility Storage Yard / Service Station																		C	P	P			C	C	P	
Commercial Uses																										
Retail – Micro (under 1.5K)							C	C	C	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	
Retail – Small (1.5K – 4K)										P	P	P	P	P	C	P	P	P	P	P	P	P	P			
Retail – General (4K – 10K)										P	C	P	P	P		P	P	P	P	P		C	C			
Retail – Medium (10K – 50K)										C	C	C	P	P		P	P	P	P	P						
Retail – Large (50K – 100K)										C	C	P	P	P		C	P	P	P	P						
Retail – Warehouse (100K+)																										
Animal Care – Limited										P	P	P	P	P	P	P	P	P	P	P		P	C	C	P	
Animal Care – General													C				C	C					C	C	P	
Animal Care – Large		C	C																	C			C	C		
Day Care – Center										P	P	P	P	C	P	P	P	P	P			C	C			P
Grocery – Market (under 10K)										P	P	P	P	P	P	P	P	P	P	P						
Grocery – Small (10K – 35K)										C	C	P	P		C	P	C	P	C	P						
Grocery – General (35K – 90K)												P	P			P	P	P	C							
Grocery – Large (90K +)													P				P									
Lodging – Bed & Breakfast (2-5 rooms)	C	C	C				C	C		P	P	P	P	P	P	P	P				P	P				
Lodging – Inn (6-30 rooms)										P	P	P	P			P	P	P	P			P				
Lodging – Hotel / Motel Small (31-100 rooms)										P	P	P	P			P	P	P	P							
Lodging – Hotel / Motel Large (101+ rooms)										C		P	P			P	P	P	P							
Medical Care – Small (under 10K)										P	P	P	P	P	P	P	P	P	P	P		P	P		P	P
Medical Care – General (10K – 40K)										C	C	P	C	C	C	P	P	P	P							
Medical Care – Large (40K-100K)											C	C	P				P	P								P



Article 11 – Definitions and Terms

- Adjust as needed to address modifications to other articles of the *Land Use & Development Code*



Landscape Code Update

- We are working with a landscape architect to craft amendments to the current landscaping code
- Goals include reducing/eliminating unnecessary turf and requiring low water landscaping for multi-family, commercial, and industrial uses
- Plan to bring options to a study session Q1 of 2023



Options for Consideration:

The City Council and the Planning Commission have the following options to consider:

- ❑ Direct staff to proceed with the code amendments as presented.
- ❑ Direct staff to proceed with the code amendments with modifications.
- ❑ Direct staff not to proceed with the code amendments.