

STAFF REPORT

Request: Discussion and direction regarding potential amendments to the landscaping and off-street parking provisions of the Comprehensive Zoning Ordinance.

Address: City-wide

Lot Size: N/A

Purpose:

As part of the City's FY2018-19 strategic initiative, along with the Planning Department's work program and City Council's critical business outcome, a review of the landscaping and parking provisions of the Comprehensive Zoning Ordinance (CZO) has been initiated. Given the infill and redevelopment of property in the East Side and throughout the City it is appropriate to review the landscape and parking provisions within the CZO to ensure that these development standards are supportive of development that occurs, as well as ensure that these standards align with the City's Comprehensive Plan.

The current landscape provisions only applies to non-residential zoning district. While the provisions encourage landscape improvements towards the street to create an enhanced street presence it also permits increased pavement due to a small percentage of the site required to be landscaped. The application of the landscape standard is difficult due to the current unconventional approach and has created inconsistencies when applied.

Parking provisions are provided for both residential and non-residential development. For the purpose of this discussion, only non-residential parking standards will be reviewed. The current parking provisions provide basic regulation, as it only includes standards for some uses listed in the CZO's use table and sets minimal design guidelines.

Therefore, a review of the existing provisions is critical to ensure quality development or redevelopment by updating the landscape and parking standards of the CZO in order to implement the City's vision and long-term goals.

Staff is seeking feedback and direction from the Planning and Zoning Commission prior to moving forward with amendments to the nonconforming provisions of the CZO.

Study Area:

The current provisions within the CZO apply city-wide, excluding Planned Development Districts that have established specific landscaping and off-street parking standards.

Next Steps:

In order to complete the proposed amendments the following steps will be taken:

- Draft proposed ordinance amendments following direction received from the Commission; and
- Initiate the public hearing process for amending the landscaping and parking provisions within the CZO.

Recommendation:

Staff recommends the Planning and Zoning Commission provide direction regarding the proposed amendments to the landscaping and off-street parking regulations within in the CZO.