



Legislation Text

File #: ORD-3859, Version: 1

Conduct a public hearing and consider adopting Ordinance No. 3859 to amend various sections of the Comprehensive Zoning Ordinance related to development standards and expirations for site plans; and take appropriate action.

BACKGROUND:

The Comprehensive Zoning Ordinance (CZO) currently lacks provisions concerning the expiration of site plans, whereas Planned Development Districts (PDs) or Specific Use Permits (SUPs) may independently establish their own timelines pertaining to site plan expirations. This issue was discussed during the City Council's Strategic Planning Session on February 12, 2024. A consensus emerged among Council members to address this item by implementing an expiration timeline for site plans. While the Council tentatively suggested a three-year timeframe, they expressed a desire to review data from neighboring municipalities to aid in their decision-making.

Therefore, staff thoroughly examined the regulations governing site plan expiration dates in neighboring jurisdictions. Drawing upon this research, the staff has formulated a preliminary set of standards for review.

In addition, following consultations with the City's attorney office, staff recommends substituting the terms "Comprehensive Site Plan" and "Site Plan" with "Detailed Site Plan" in various additional sections of the CZO. This adjustment addresses discrepancies in the CZO's terminology, ensuring clarity.

FISCAL IMPACT:

No Financial Impact

DISTRICT:

Citywide

RECOMMENDATION:

On April 22, 2024, the Planning and Zoning Commission considered this request and unanimously recommended approval with the modification that Section B.5. be amended to allow the Director to authorize one or more extensions to the expiration of site plans that do not require new construction, for a period totaling not more than one year after the original deadline.

POSSIBLE COUNCIL ACTIONS:

1. I move to approve Ordinance No. 3859 as presented.
2. I move to approve Ordinance No. 3859, with modifications.
3. I move to deny Ordinance No. 3859.
4. I move to table the issue for further study or take no action.

ATTACHMENT(S):

1. Information Memorandum
2. Ordinance No. 3859
3. Excerpt from April 22, 2024 Planning & Zoning Commission Minutes (Draft)

4. Staff Presentation