



Legislation Text

File #: ORD-3511, Version: 1

Conduct a public hearing and consider adopting Ordinance No. 3511 amending and restating the use and development standards for Planned Development No. 77 (PD-77) as it relates to restaurants and similar related uses; and take appropriate action.

BACKGROUND:

This is a city-initiated zoning amendment to amend Planned Development No. 77 (PD-77) as it relates to restaurants and similar related uses. Staff received a request from a property owner to consider allowing restaurant uses by right within the zoning district, particularly since restaurant uses currently require approval of a specific use permit.

Upon further review of restaurant and similar related uses, staff determined that there were some inconsistencies within the PD-77 ordinance and that it was appropriate to review this zoning district to address the inconsistencies, but also the property owner's request.

Therefore, staff proposes that PD-77 be amended to allow "restaurants, non drive-in without outside sales window" by right, and eliminate the SUP requirement. Additionally, the proposed amendments include addressing restaurants that may want to serve alcoholic beverages, and simplifying the restaurant types within the PD-77 zoning district.

RECOMMENDATION:

The Planning and Zoning Commission considered this item on June 25, 2018 and unanimously recommends approval of the request as presented in Ordinance No. 3511.

ACTIONS:

1. Motion to adopt Ordinance No. 3511.
2. Motion to adopt Ordinance No. 3511 with the following changes...
3. Motion to deny Ordinance No. 3511.
4. Motion to continue discussion at the next meeting.

ATTACHMENTS:

1. Aerial Map
2. Location Map
3. Information Memorandum
4. Ordinance No. 3511
5. Letter of Support
6. Planning and Zoning Commission Meeting Minutes, June 25, 2018, draft