



Legislation Text

File #: 20-ZA-03, Version: 1

Conduct a public hearing and consider a request to amend the Comprehensive Zoning Ordinance including but not limited to amending: Article 2.6 Alcoholic Beverage Sales in Restaurants and Private Clubs, Article 3.21 Light Industrial District, Article 3.22 Heavy Industrial District, and Article 4.5 Performance Standards as it relates to uses and development standards requiring approval of a Specific Use Permit; and take appropriate action.

BACKGROUND:

This is a city initiated Comprehensive Zoning Ordinance (CZO) text amendment. City Council directed staff to consider removing Specific Use Permit requirements from the CZO that may no longer be necessary or the most appropriate means for regulating certain uses and/or improvements. The last major overhaul of the CZO was adopted by City Council in January of 2017 and included a thorough review of the land uses subject to approval of a specific use permit. However, there still remains provisions within the CZO that require approval of an SUP particularly as it relates to development standards; therefore, staff has focused its review on the development performance standards. The following items listed below are proposed for removal of the SUP requirement and clarification of existing requirements:

- Outdoor patio areas associated with qualifying restaurants;
- More than two driveway approaches for properties located within Light Industrial (LI) and Heavy Industrial (HI) zoning districts; and
- The amount of open storage allowed by right versus that which requires approval of an SUP.

Staff presented this proposed CZO amendment to the Planning and Zoning Commission at a study session discussion during their February 10, 2020 regular meeting. The Commission was agreeable to the proposal and advised staff to proceed with the public hearing and ordinance adoption process.

RECOMMENDATION:

Staff recommends approval of the Zoning request.

ACTIONS:

1. Motion to recommend approval of the Zoning request.
2. Motion to recommend approval of the Zoning request with the following modifications...
3. Motion to recommend denial.
4. Motion to continue discussion at the next meeting.

ATTACHMENT(S):

1. Staff Report
2. CZO excerpts (Subsections 2.6.F.3, 3.21, 3.22, 4.5.B, and 4.5.C)
3. Proposed Ordinance

