

Zoning Ordinance Text Amendments

**City Council Meeting
February 16, 2016**

Presenter: Alison Rondone, Planner II



Background

- Updates November 2013 focused primarily on changes to meet the new vision, goals, and policies in General Plan adopted in 2012
- Further revisions needed to provide greater flexibility in City processes and respond to market trends
- Changes incorporate direction of Council to streamline City processes without compromising quality of development



Summary of Amendments

- Notification process – expands notification area and provides more accuracy
- New residential zoning designation (R1-7) to allow for midsize urban residential
- Allow single-family residential in MH District
- Refine parking standards and remove parking maximums except for three uses
- Increased parking lot landscaping required



- Allow wireless facilities on existing vertical elements in the public ROW
- Revise design standards for retention basins to allow greater flexibility in design
- Allow discretionary approval up to 25% deviation from sign standards in CSP; add timing options for submittal
- Removed acreage requirements for freeway pylon signs
- Other revisions related to improving visual quality



History

- Presented to Planning Commission October 15, 2015
- Feedback incorporated and changes presented to Planning Commission December 17, 2015
- Presented to City Council at Work Session of January 4, 2016
- Planning Commission recommended approval on January 21, 2016



Council Feedback

- Supports notifying HOAs that could be affected
- Concern about passing along fee increase to cover increased mailing costs to applicant
- Concern about setting precedent in allowing SFR in MH but supports allowing this use
- Supports allowing infrastructure phasing
- Sign standards flexibility may discourage A-frame and sandwich board signs
- Encourages use of postcards
- Supports annual review of ZO to respond to market trends



Public Comment

- Public notifications made by legal advertisement in West Valley View for all public hearings
- Proposed changes posted on City website
- Support from development community
- Public comment at City Council meeting January 4, 2016



Conclusion

- One change made since PC Meeting
 - Required Parking Table (Section 8) removed “tenant leasable area” from table
- Amendments clean up and update
- Provide clarity and overall benefit to the community
- Strengthen existing design requirements and allow greater flexibility for development
- Streamline the City’s review process



Recommendation

Staff recommends **APPROVAL**

Application PL-15-0215

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Discussion and Public Hearing

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