

Zoning Ordinance Text Amendments

Presentation and Public Hearing

City Council Regular Meeting
January 2, 2018

Presenter: Robert Gubser, AICP, Planning Manager



Background

- Zoning Ordinance approved in 1990
- Strategic look on an annual basis
 - Respond to development and market trends
- Amendment in 2016
 - Flexibility in the City processes
 - Enhanced citizen notification
- Current revisions
 - Continue providing flexibility in City processes
 - Development community and market trends
 - Clarifying text and requirements
 - Legislative mandates

Planning Commission 9.21.17

- Questions regarding the Small Cell Wireless Facilities and overall process
- Suggestions on exact wording of several changes
 - Limited Design Review
 - Timing of Neighborhood Meetings
- Inquiry on the lighting changes

City Council 10.9.2017

- Questions and comments regarding the following:
 - Apartment Garages – Limit change
 - Hold neighborhood meetings close to project
 - Limited time frame for approval of coming soon signs
 - A-frame sign location
 - Keep the MAC involved in the review process
 - Tiny homes
 - Maintenance and replacement of landscaping

Major Changes

(following work sessions)

- Section 1, Administration and Procedures
 - Further defined Site Plan and Design Review process, including Limited Design Review
 - Addressed timing of neighborhood meeting and location
 - Repositioned the Sexually Oriented Business definitions under one heading

Major Changes (cont'd)

- Section 2, Residential Districts
 - Adjusted garage requirement for apartment developments to 20% (proposed 10%, existing 25%)
 - Modified roofline and roof type requirements for new single-family homes
- Section 3, Commercial Districts
 - Deleted Bus Terminals in the C-3 District
 - Changed Body Piercing and Tattoo Parlors to a Permitted Use from a Conditional Use

Major Changes (cont'd)

- Section 5, Special Districts
 - Additional uses were added to the MSED to facilitate potential expansion of PIR.
 - Special Use Overlay
 - Revised to clarify intent and process
 - Historic Avondale Infill Overlays
 - Revised the section to modify the application requirements and review procedures
- Section 7, Supplementary Regulations
 - Revised Wireless Facilities in accordance with HB 2365 and the proposed City process

Major Changes (cont'd)

- Section 9, Signs
 - Deleted Community Kiosk sign types
- Section 11, Public Art
 - Removed the proposed changes to the public art component for private development

Planning Commission (December 21, 2017)

- No additional comments or questions
- Recommend approval 5-0

Summary

- Provide greater flexibility in City processes
- Ease of use
- Respond to development community and market trends
- Addresses recent Legislative mandates
- Clarifies inconsistencies
- Correct typographical errors

Recommendation

Staff recommends **APPROVAL** of PL-17-0217, a City-initiated amendment to the Zoning Ordinance.

Public Hearing and Discussion

Zoning Ordinance Text Amendment

Application PL-17-0217

