



City Commission Agenda Item

Meeting Date: November 7, 2023
From: Josh White, Principal Planner
Item: 2023 Subdivision and Zoning Amendments

Purpose: An Ordinance amending certain articles of the Subdivision and Zoning Regulations and official city zoning map pursuant of the 2022 Comprehensive Plan; and incorporating such regulations by reference. **(Roll Call Vote)**

Background:

The current Subdivision and Zoning Regulations were adopted in 2014 shortly after the 2013 Comprehensive Plan was adopted. A major rewrite to the zoning regulations had not been done since 1964. Since 2014 several amendments have been made to the regulations. In 2022, the Comprehensive Plan was updated again. In it, there were several recommendations for changes to the regulations. Staff also noted several changes that needed to be made because of conflicts with interpretation and changing conditions. The Board of Zoning Appeals also expressed a desire to lessen the number of variances granted. In a perfect world, variances would never have to be granted because the regulations would be perfect. Unfortunately, there is no way to write regulations for every possible situation, but staff have attempted to rectify some of the situations. Proposed Changes to the Zoning map were also made. The two recent rezone cases (if fully approved) will also be included in changes to the zoning map.

The full text of the proposed changes are available on the city website. The Zoning Amendments can be found at <https://tinyurl.com/ACzoning> and the Subdivision Amendments at <https://tinyurl.com/acsubdiv>. A summary of the changes are included in the packet.

The Planning Commission held a public hearing and voted to recommend adoption of the proposed amendments to the Subdivision and Zoning Regulations on October 10, 2023.

Commission Options:

1. Approve the Ordinance
2. Table the Ordinance for a second reading
3. Send back to Planning Commission for further consideration

Fiscal Impact:

Amount: Fund: Department: Expense Code:

Included in budget Grant Bonds Other Not Budgeted

Attachments:

Executive summary, summary of proposed changes, and proposed zoning map changes.

Approved for Agenda by:

Randy Frazer, City Manager