

Memorandum



Date: May 5, 2026

To: Planning Commission Members

From: Kristen Gundersen, Planning and Community Development Director

Subject: **Unified Development Code – Section 71-16G Corner lot clear sight lines, 71-27 Parking and Loading and Planned Unit Developments**

Background

During the April 14th meeting, staff explained two areas found within the Unified Development Code need additional review – Section 71-16.G Corner lot clear sight lines and Section 71-27 Parking and Loading. In addition, the UDC removed the ability for an applicant to request a planned unit development and relies on the use of Neighborhood plans found in Section 7-15. However, to request a neighborhood plan that is only reviewed by city staff the parcel must be a minimum of three-acres in size. This minimum threshold can be a problem for some properties and staff believe allowing requests for planned unit development should be incorporated back into the regulations.

Next Steps

Due to time constraints no work has taken on drafting changes. Staff will work on this information and present it at the July 14th meeting.