



May 22, 2020

Honorable Mayor and Councilors
 City Manager
 City Attorney
 Clerk of Council

This application comes at the request of the Timothy Jensen.

Subject: (REZN-03-20-1329) Request to amend the text of the Unified Development Ordinance (UDO) in regards to Special Activity and Technical Center (SAC) to read as follows:

UNIFIED DEVELOPMENT ORDINANCE REVISIONS
 (Explanation of Revisions)

1. Explanation of Revisions: Amend Table 2.3.8. by creating a minimum lot size within the overall size requirement in the SAC:

Zoning District	Property Development Regulations									Notes
	Min. Lot Size (Square Feet)	Max. Density (Units per Acre)	Max. Lot Coverage	Min. Lot Width (Feet)	Max. Bldg Height (Feet)	Minimum Required Yard/Setback (Feet)				
						Front	Side	Side Corner	Rear	
SAC	130,680 (43,560)	None	80%	100	120	40	20	40	20	

2. Explanation of Revisions: Amend Section 2.3.8. – Special Activity and Technical Center by updating requirements as it relates to the SAC zoning districts:

ORIGINAL ORDINANCE	PROPOSED ORDINANCE CHANGE
<p>Section 2.3.8.D. <i>Intent of Permitted Uses.</i></p> <p>D. <i>Intent of Permitted Uses.</i> Specific permitted and special exception uses within the SAC zoning district are provided in Chapter 3. The application of permitted uses is to be broadly interpreted to encourage the types of principal uses listed below.</p> <p>1. <i>Principal Uses Permitted with Administrative Approval.</i> The uses listed below are permitted subject to administrative approval:</p> <ul style="list-style-type: none"> (A) Financial businesses; (B) Security-insurance services; (C) Data processing, including software development; and (D) Telecommunication and other forms of media, excluding production. <p>2. <i>Principal Use Permitted as a Special Exception Use.</i> A hotel with an associated conference center containing at least 100,000 square feet of meeting rooms.</p> <p>3. <i>Accessory Uses.</i> Accessory uses and structures when related and incidental to a permitted use such as, but not limited to, food preparation and services, eating facilities, auditoriums, health and recreational facilities to serve employees.</p>	<p>Section 2.3.8.D. <i>Intent of Permitted Uses.</i></p> <p>D. <i>Intent of Permitted Uses.</i> Specific permitted and special exception uses within the SAC zoning district are provided in Chapter 3. The application of permitted uses is to be broadly interpreted to encourage the types of principal uses listed below.</p> <p>1. <i>Principal Uses Permitted with Administrative Approval.</i> The uses listed below are permitted subject to administrative approval:</p> <ul style="list-style-type: none"> (A) Financial businesses; (B) Security-insurance services; (C) Data processing, including software development; and (D) Telecommunication and other forms of media, excluding production. (E) University or College. <p>2. <i>Principal Use Permitted as a Special Exception Use.</i></p> <ul style="list-style-type: none"> (A) A hotel with an associated conference center containing at least 100,000 square feet of meeting rooms. (B) Multifamily residential. <p>3. <i>Accessory Uses.</i> Accessory uses and structures when related and incidental to a permitted use such as, but not limited to, food preparation and services, eating facilities, auditoriums, health and recreational facilities to serve employees.</p>

ORIGINAL ORDINANCE	PROPOSED ORDINANCE CHANGE
N/A	Section 2.3.8.E. <i>Minimum Lot Size for Rezoning.</i> E. <i>Minimum Lot Size for Rezoning.</i> Property size minimum for a site to be rezoned SAC zoning district is three acres (130,680 square feet).

3. Amend Table 3.1.1. Permitted, Special Exception and Prohibited Uses as follows:

Use Category	H I S T	R E 10	R E 5	R E 1	R E T	S R 1	S R 2	S R 3	S R 4	R F 1	R F 2	M H P	U P T	C R D	N C	R O	C O	G C	S A C	L I	H I	T C H	N O T E S
Residential																							
Dwelling, Multifamily										P	P		P	P		P				SE			*
Civic and Public																							
University or College													P			SE	P	P	P	P			P
Commercial																							
Hotel, Motel, or Inn	SE												P	P		P	P	P	SE				*

The Planning Advisory Commission (PAC) considered this text amendment at their meeting on May 20, 2020. The PAC recommended **Approval**.

The Planning Department recommends **Approval**.

Sincerely,

Rick Jones, AICP
 Director, Planning Department