

SUBMITTED BY: William D. Osborne, AICP, City Planner
MANAGEMENT TEAM REVIEW: Ana Urquijo, City Manager
FOCUS AREA: Advanced Infrastructure Development and Improvement
ORGANIZATIONAL IMPROVEMENTS: EnterTextHere
SUBJECT: **PRESENTATION/DISCUSSION** on continuation of the **ZONING CODE TEXT** and **MAP AMENDMENTS.**

EXECUTIVE SUMMARY:

The purpose on Zoning Code Text and Zoning Districts Map Amendments is to align intention and regulations supporting development and redevelopment of residential and commercial properties while providing staff more administrative authority to expedite decisions and interpretations on certain land use, zoning, and development requests and issues.

BACKGROUND:

- a. On ZMA-2022-05 Eastside Subdivision Block 12 Zoning Districts Map Amendment from LC to MFR. Recognizing developments of single-family residences on Limited Commercial-zoned properties between 2019 and 2021, and demand for affordable housing, Encarnacion Baez hereby proposes to rezone all of Eastside Subdivision Block 12 to MFR, consistent with multi-family residential zoning in the area (Assessor's Parcel Numbers (APN 40915012A, 40915012B, 40915012C, 40915013E, 40915013J, 40915013H, 40915013G, 40915013K, 40915013L, 40915013M)).
- b. On ZMA-2023-08 Overlock Addition Block 16, Lots 6-9 Moreno MHR to SFR6 Zoning Districts Map Amendment. This proposal offers the applicant the ability to develop single-family detached housing for four (4) parcels that is not allowed in the Mobile Home Residence Zoning District.
- c. On ZCA-2023-01 Administrative Codes Text Amendment. Updating, revising, and amending code text in several articles of the Zoning Code (Articles 1, 2, 3, 4, 10 of DMC Title 17 and Chapter 15.08) to correct omissions and errors in numeration, spelling, and recognize practical organizational changes and authorities, improve definitions of minor decisions and increase flexibility for and clarity of processes for administrative approvals.
- d. On ZCA-2023-03 Innovative Community Overlay Zoning Districts Code (IC-R, IC-C, IC-MU) Text Amendment. Creation of a new series of overlay districts proposed as DMC§17.05.516 that may be designated by zoning district map amendments in areas to address contemporary challenges to diversity of affordable housing choices, significant non-conformity in the Mobile Home Residence Zoning District, and for many smaller commercially-zoned parcels that current suburban standards for property development, landscaping, and parking make non-conforming for improvements. Also, these overlay districts recognize the need to encourage development of more walkable neighborhoods served by housing and commercial uses in close proximity.

DISCUSSION:

Presentation only.

FISCAL IMPACT:

Fiscal Year: 2022/2023

Amount Requested:

Budgeted: Y / N

Account (s):