



Planning Commission Staff Report

Agenda Item #	Community Development Department	Date: 5/6/21
Statement of Issue:	Consider initiating the process to review and update/amend the text of several sections of the Zoning Ordinance.	
Background:	<p>Over the past year, staff has again accumulated a short list of sections within Article VI (Zoning) of Chapter 30 (Land Development of the Municipal Code that could use review, and if deemed necessary, new added text, updating due to inconsistencies, duplication, need of further clarification, or simply being outdated.</p> <p>At this time, staff will provide an overview of the areas of the Zoning Ordinance suggested for review and examination. Additionally, we recommend the formation of a Planning Commission Sub-Committee (2-3 Commissioners) to work with staff to bring possible draft amendments to the full Planning Commission for consideration at a later date, and potentially the forwarding of a recommendation to the City Council for adoption.</p> <p>Sections of Zoning Ordinance suggested for review and justification for consideration:</p> <ol style="list-style-type: none"> 1. Sec. 30-596. <i>Parking lot design and maintenance standards.</i> (Section establishes standards to promote the safe and efficient storage, circulation and channelization of motor vehicles development on-site.) Subpart b(2) <ol style="list-style-type: none"> a. #2 <i>No closer than <u>25 feet</u> to the nearest point of any street/alley intersection.</i> (This measurement refers to distance between a private driveway entrance and the nearest street intersection). <p style="margin-left: 40px;">*Amend to <u>50 feet</u> and define where measurement is taken from (establish a definition intersection/point of measurement) per City Engineers recommendation and consistency with MnDot requirements.</p> 2. Section 30-512. <i>Table of permitted uses.</i> (Section is a list of uses permitted by right (permitted uses), uses permitted with restrictions, and conditional uses, within the various zoning districts) <ol style="list-style-type: none"> a. <i>Add Salon/Barbershop use to permitted use table under "Retail" subheading.</i> <p style="margin-left: 40px;">* Amendment would create consistency with Sect. 30-628 which establishes off-street parking requirements that are</p> 	

	<p><i>unique to this use. Without a separately listed use in 30-512, the salon/barber shop use has thus far been classified as “general retail sales & services use”.</i></p> <p>3. Section 30-482. Zoning districts map. <i>The location and boundaries of the districts established in section 30-481 are shown upon the official zoning map, together with all notations, references and other information shown thereon, and all amendments thereto, shall be as much a part of this division as if fully set forth and described in this section. The zoning map shall be kept on file in the office of the <u>city administrator</u>.</i></p> <p><i>*Zoning map has historically been kept on file or displayed in the office of the “Zoning Administrator”.</i></p> <p>4. Section 30-628. Minimum number. (Section establishes a minimum numbers of off-street parking spaces to be provided and maintained for various identified uses)</p> <p><i>*Review off-street parking requirements for Car Washes and the footnote establishing stacking spaces for the wash bays:</i></p> <p><i>a) <u>4 stacking spaces per manual self-serve bay</u>; b) <u>12 stacking spaces per automatic bay</u>; and c) <u>1 per 140 square feet gross floor area of retail space</u>. In addition, one detailing space shall be provided for each car wash bay of any type, plus one detail space for each vacuum machine if machines are not located within the stacking spaces. If machines are located within the stacking spaces, no additional detail space is required.</i></p> <p><i>Staff, in discussions with various developers, has noted an opportunity to review and potentially modernize these requirements.</i></p> <p>5. Consider the addition and establishment of a “Small Scale Agricultural” or “Farm Stand” use within the Rural Residential zoning district areas of town, as recommended by the 2020 Comprehensive Plan.</p> <p>Upon establishment of a Subcommittee of Planning Commissioners to work with staff on exploring the proposed amendments, staff will begin gathering zoning information from other communities, as well as drafting text amendments as a starting point for discussions.</p>
Considerations:	
Recommendation:	Pass a motion initiating the review and updating/amendments to the text of several sections of the Zoning Ordinance, and establish a Subcommittee of 2-3 Commissioners to work with staff on developing amendments.
Required Action:	

Attachments:	<ul style="list-style-type: none">•