



Planning Commission Staff Report

Agenda Item #	Community Development Department	Date: 3/2/23
Statement of Issue:	Consider a recommendation to the City Council regarding amendment to Section 30-512, Table 2-A of the Zoning Ordinance that would eliminate a lot size standard for the Central Business District (CBD) zoning district.	
Background:	<p>On February 2, 2023, the Planning Commission initiated the process to consider an amendment to Section 30-512, Table 2-A of the Zoning Ordinance that would eliminate an area per unit lot size standard for the Central Business District (CBD) zoning district.</p> <p>Staff will present the attached PowerPoint presentation as background for this item.</p>	
Considerations:	<p>The Planning Commission should make specific findings of fact regarding the proposed amendments to the ordinance:</p> <ol style="list-style-type: none"> 1. Will the change affect the character of the neighborhood? 2. Will the change foster economic growth in the community? 3. Would the proposed change be in keeping with the spirit and intent of the Zoning Ordinance? 4. Would the change be in the best interest of the general public? 5. Would the change be consistent with the Comprehensive Plan? 	
Recommendation:	Based on the above findings the Commission should consider a recommendation to the City Council in regard to these draft changes.	
Required Action:	<p>Pass a motion, based on the findings of fact, to forward either a favorable recommendation, either with or without changes to the draft amendments, to the City Council, or pass a motion, based on the findings of fact, forwarding an unfavorable recommendation to the City Council regarding and amendment to Chapter 30 of the Zoning Ordinance.</p> <p><u>Example Motion:</u></p> <p>Motion by _____, second by _____ that, based on the findings of fact presented here today, and in the public's best interest, the Planning Commission does hereby forward a (favorable)(unfavorable) recommendation to the City Council regarding a draft amendment which amends Section 30-512, Table 2-A of Chapter 30 <i>Land Development Regulations</i>, as depicted in Exhibits 1, to eliminate the Area S/F Unit Minimum Lot Size Standard in CBD zoning district.</p>	

Attachments:	<ul style="list-style-type: none">• Draft Text Amendments Included in Presentation Labeled as:<ul style="list-style-type: none">○ Exhibit 1• Text Amendment Considerations
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