

# Development Code Amendments

City Council

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Caleb Jackson, AICP | Planner III



# Background

- 2021 – Major Development Code Update
- Proposed Updates
  - Minor in nature
  - Proposed for clarity and to address omissions
  - Minor Variances, Neighborhood Meetings, Park Land Dedication, Childcare Center/Preschool, Home Occupations, Landscaping, Noticing



# Minor Variances

*Clarify minor variance allowances & remove duplicative language*

- Current standard
  - Unclear regarding minor variances for setbacks, building location, and building height
  - Includes duplicative language about approval of minor variances
- Proposed update
  - Clarify that variances for setbacks, building location, or building height qualify as “minor” when they do not exceed 1 ft or 10% of the requirement, whichever is less
  - Remove duplicative language related to the approval of minor variances



# Neighborhood Meetings

*Clarify the Director's discretion to require neighborhood meetings*

- Current standards
  - Requires neighborhood meetings for Planned Unit Developments (PUDs)
  - Implies that neighborhood meetings are required for rezonings and preliminary subdivisions
  - Lists specific applications where neighborhood meetings can be required at Director Option
- Proposed updates
  - Removes the requirement for neighborhood meetings for Planned Unit Developments (PUDs)
  - Removes the implied requirement for neighborhood meetings for rezonings and preliminary subdivisions
  - Provides the Director the option to require a neighborhood meeting for any application if warranted



# Park Land Dedication

*Update the park land dedication calculation based on updated household size*

- Current standard
  - Formula uses outdated household size of 2.7 people per household
- Proposed update
  - Formula uses updated household size of 2.74 people per household (from Census)



# Child Care Center/Preschool

*Address the omission of childcare center/preschool allowance in residential zones*

- Current standard
  - Prohibits childcare center/preschool in residential zones
- Proposed update
  - Use by Special Review (Planning Commission)
    - R-E (Residential Estate)
    - R-L (Residential Low Density)
    - R-M (Residential Medium Density)
  - Site Plan Review (Administrative)
    - Residential High Density (R-H)



# Home Occupations

*Sync with business license renewals and clarify that notification is not required*

- Current standard
  - Renewal every three years
  - Requires notification of application via mail to abutting property owners & posting at site
- Proposed update
  - Renewal every two years
  - Does not require notification or posting for applications



# Landscaping

*Clarify that screening is required for all rights-of-way and refer to Water & Sewer standards for xeric soil amendments*

- Current standard
  - Requires screening of visual impacts (like outdoor storage) from streets
  - Requires 3 yd<sup>3</sup> of soil amendments per 1000 sqft for xeriscaping raw water credits
- Proposed update
  - Requires screening of visual impacts (like outdoor storage) from rights-of-way
  - Refers to Water & Sewer criteria for soil amendments





# Noticing

*Return task of providing mailed notice to originate from the City vs. applicant to improve awareness of project application*

- Current standard
  - Requires the applicant to mail notice to nearby property owners for neighborhood meetings and public hearings
- Proposed update
  - Requires the City to mail notice and applicant to cover associated costs



# Recommendation

- Proposed Updates
  - Planning Commission Voted to Recommend Approval (7-0) on 1.10.2023

