

STAFF REPORT REGULAR MEETING

AGENDA DATE: October 6, 2022

DEPARTMENT: Community Sustainability

TITLE:

Ordinance 2022-14 – Second Reading - amending Chapter 23 “Land Development Regulations,” Article 1 “General Provisions,” Division 2 “Definitions,” Section 23.1-12 “Definitions”, and Article 2 “Administration”, Division 3 “Permits,” Section 23.2-31 “Site Design Qualitative Standards,” providing standards for buildings

SUMMARY:

The proposed amendment would amend the City’s Site Design Qualitative Design Standards of the Land Development Regulations (LDRs) providing for enhanced architectural quality, compatibility and harmony as well as building performance standards for buildings over 7,500 sq. ft and for all planned developments to enhance and improve community sustainability.

BACKGROUND AND JUSTIFICATION:

The subject amendment to the City’s Land Development Regulations (LDRs) was drafted based on City Commission direction for staff to prepare changes to the LDRs to improve the architectural quality, compatibility and overall performance of new buildings and projects. The proposed amendment includes improved qualitative design standards for buildings as well as additional criteria that serve to ensure that buildings and projects are sensitive to the City’s commitment to cultural, historical, ecological, environmental, financial and overall community sustainability. Specifically, all new buildings of 7,500 sq. ft. or more will have meet to specific performance standards, and all planned development projects will have to incorporate design elements, features and performance standards that support the City’s commitment to community sustainability.

The Planning & Zoning Board (PZB) voted 5-1 with reservations concerning sections 16 and 17 to recommend approval of the proposed text amendment to the City Commission at its June 1, 2022 meeting*. The Historic Resources Preservation Board (HRPB) unanimously voted against recommending approval of the proposed text amendment to the City Commission at its June 8, 2022 meeting due to concerns regarding sections 16 and 17 as well as the specificity of the architectural design standard changes*. Both boards voiced concern regarding the financial burden being placed on new projects, potential investors, and affordable housing as well as staff resources.

Should the amendment be adopted, Staff does recognize that several layers of additional design review and documentation will be required of many projects. As such, Staff is requesting that an additional full-time planning position with an emphasis on design and sustainability be approved in order to ensure that the standards are implemented efficiently and effectively. The financial impact of this additional staff resource is projected to be \$115,000 annually beginning Fiscal Year 2024. The imposition of additional application fees and annual monitoring fees may provide some of the financial support for the position. In addition, outside consultants may provide the necessary staffing support until a full-time position can be established.

At its meeting of August 2, 2022, the Commission unanimously approved the proposed ordinance on first reading with the proviso that the words “strive to” be removed from item 16 at line 25, which is highlighted in strikeout format in the attached ordinance.

With the August 16, 2022, City Commission meeting, discussion focused on clarifications and more information regarding the ordinance. The ordinance was tabled for a second reading on September 20, 2022. Over the intervening weeks, the clarifications were extensive enough to warrant a second first reading with a subsequent second reading should the ordinance be approved.

The City Commission approved the ordinance 4-0 on first reading at the September 20, 2022 meeting.

MOTION:

Move to approve/disapprove Ordinance 2022-14 amending Chapter 23 “Land Development Regulations,” Article 1 “General Provisions,” Division 2 “Definitions,” Section 23.1-12 “Definitions”, and Article 2 “Administration”, Division 3 “Permits,” Section 23.2-31 “Site Design Qualitative Standards,” providing standards for buildings.

ATTACHMENT(S):

Draft Ordinance 2022-14
PZHP Staff Report

**Note: draft meeting minutes were not available upon publication of this staff report.*

