

UDC Amendments – Site Plan Review Thresholds – Ordinance Revisions Committee – February 23, 2021

Background

The Planning Commission has made the following recommendations to the City Council regarding potential changes to Site Plan Review Thresholds:

Explore the expansion of development activity that is exempt from site plan review, including:

- Outdoor patios/plazas
- Evaluate a size of floor area expansion limitation that could be considered without site plan review
- Evaluate the expansion of one and two-family dwelling exemption for up to six dwelling units

Explore amendments of site plan review requirements for small to modest projects, including:

- Consider removal of Planning Commission approval of Administrative-level changes, when no site plan is on file.
- Consider a process to allow modification/amendment to an existing approved or under construction site plan without full site plan submission.
- Consider a sketch plan, or other mechanism to enable smaller projects to submit for consideration with less project detail.
- Consider the creation of an expedited site plan review process, akin to the Building Department's expedited permit process.

Explore amendments of development standards to facilitate small to modest projects:

- Consider scalable approach of Landscape and Screening Standards (e.g. apply standards to area of disturbance or impact rather than entire site).
- Consider amendment to conflicting land use buffer requirements to remove requirement from like uses.

Consideration of Planning Commission approval of “by-right” site plans. Site plan review is an administrative function, and by delineating the approval of site plans to the Planning Commission, this would provide some additional capacity for the City Council to consider those legislative actions that amend the City’s ordinances to ensure administrative procedures lead to the desired outcomes.

Proposed Amendments

To start this evaluation and review process, staff has provided a new formatted version that seeks to describe the required level of site plan review, based on the type of project. This attached draft replicates all of the current standards of the UDC, but seeks to reorganize Sections 5.29.6.A & B into a table format.

Next Steps

- Validation of table approach as starting point for proposed amendments. Questions/Comments on draft
- Preliminary Ideas on changes (time permitting)
- Further refinement and drafts posted for public review and future ORC discussion