



Legislation Text

File #: 09-0189, **Version:** 1

Resolution to Direct City Planning Commission and Planning Staff to Review the Zoning of Certain Residential Neighborhoods in the Central Area

Whereas, the Central Area Plan, dated December 21, 1992, recommends four Implementation Program “ Priority Action Strategies” as follows:

HN1 - Analyze zoning nonconformities related to area, height and placement regulations for the Central Area neighborhoods and determine if amendments are needed to make the regulations more consistent with established development patterns;

HN12 - Amend the zoning ordinance and map to clearly identify areas to be maintained or encouraged as housing;

HN14 - Reinforce student neighborhoods in the area south and west of Central Campus by developing new zoning definitions and standards that support organized group housing opportunities;

HP 17 - Develop site design standards that encourage creative design while maintaining sensitivity for existing neighborhood character;

Whereas, The Non-Motorized Plan, dated December 6, 2006, provides guidance for land use and zoning to support walking, bicycling and transit;

Whereas, The Downtown Plan, amended December 1992, recommends in Section III to protect the livability of residentially-zoned areas adjacent to downtown;

Whereas, A majority of the lots in the residential districts in the Central Area are non-conforming due to lot size and lot width, and a significant number require variances from the Zoning Board of Appeals to make modifications or additions to the existing non-conforming structures;

Whereas, The resolution of October 15, 2007 directing the City Planning Commission to review rezoning in the Lower Burns Park neighborhood revealed (through the staff report, public hearing, written public comments and Planning Commission discussion) the need to review the R2A and R4C zoning districts more comprehensively within the Central Area rather than one isolated neighborhood at a time;

Whereas, The City Planning Commission believes that modifications to the zoning and ordinance requirements for residential districts in the Central Area could enhance the livability of these neighborhoods for owner-occupants and renters through a comprehensive review and appropriate changes to the minimum lot size, minimum lot width, setback, density, building height, open space, parking, landscaping and possibly other site related issues; and

Whereas, The City Council has requested that the Planning Commission and City staff find ways to

reduce the need for developers to utilize Planned Project development applications as a way to accomplish the City's goal to ensure that development proposals are more sustainable and that all efforts involving changes to City Zoning regulations involve extensive public involvement;

RESOLVED, That the City Planning Commission and Planning staff are hereby directed to work with the public to provide the City Council with a report and recommendations for potential ordinance changes to the residential districts within the Central Area in accordance with the attached process outline and schedule.