



Legislation Details (With Text)

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Title: Resolution to Return Proposed Amendments to Chapters 55 (Zoning) and 59 (Off-Street Parking) Regarding Area, Height and Placement to the City Planning Commission

Sponsors:

Indexes:

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Attachments: 1. AHP Public Outreach Summary.pdf, 2. AHP Meeting Summaries Attachments.pdf

Date	Ver.	Action By	Action	Result
12/7/2009	1	City Council	Approved	Pass

Resolution to Return Proposed Amendments to Chapters 55 (Zoning) and 59 (Off-Street Parking) Regarding Area, Height and Placement to the City Planning Commission

On June 3, 2008, the Planning Commission recommended approval of a package of amendments to the zoning and off-street parking ordinances, which were intended to encourage more sustainable land use practices. The Planning Commission initiated this effort as a result of recommendations from the Northeast Area Plan (now incorporated into the Master Plan Land Use Element) and the Non-Motorized Plan. Both plans recommended that Code be amended to encourage mixed land uses, non-motorized access, under-structure parking, and the preservation of natural systems.

Planning and Development Services staff presented City Council with information regarding the proposed amendments at the September 15, 2008 Council working session. City Council then asked staff to develop an outreach strategy to inform the public and receive input on the amendment effort. On March 16, 2009 City Council approved the community outreach strategy and a resolution creating a citizens advisory committee that would help guide the process.

The outreach strategy included a series of eight public meetings held between May 27 and October 7, 2009. The advisory committee provided direction regarding the format and content of the public meetings, distribution of information and the number of "report back" public meetings.

Planning and Development Services staff has produced the attached memorandum summarizing the public outreach effort. The memorandum also includes a staff recommendation from the Advisory Committee and staff for modification of the proposed amendments to address major concerns expressed at the public meetings.

Approval of the attached resolution would return the proposed Area, Height and Placement amendments to the City Planning Commission and direct the Commission to evaluate the public comment received and modify the proposed Area, Height and Placement amendments to address major public concerns.

Attachments: November 6, 2009 Summary of Public Involvement Process

Prepared by: Jeff Kahan, City Planner

Reviewed by: Wendy L. Rampson, Interim Planning & Development Services Manager and Jayne Miller, Community Services Area Administrator

Whereas, The City Master Plan: Land Use Element recommends that development standards be amended to encourage sustainable land use practices;

Whereas, The City Planning Commission developed draft amendments to the Area, Height, and Placement standards in Chapter 55 (Zoning) and Chapter 59 (Off-Street Parking) to encourage sustainable land use practices;

Whereas, City Council initiated a public outreach effort in 2009 to obtain public feedback on the proposed amendments;

Whereas, The public outreach effort included eight public meetings resulting in extensive public comment and concluded in November 2009; and

Whereas, The Advisory Committee and Planning & Development Services staff provided a memorandum that summarized the outreach process and major issues and recommends that the amendments be returned to the City Planning Commission for further review;

RESOLVED, That City Council return the Area, Height and Placement amendments to the City Planning Commission and directs the Commission to evaluate public comment received during the public outreach effort and propose modifications to the draft amendments that address major concerns expressed during the outreach effort.