



Legislation Text

File #: 08-0083, **Version:** 1

Resolution to Direct City Planning Commission and Planning and Development Services Staff to Review Zoning of Residential Neighborhoods in the Central Area (CPC Recommendation: Approval - 9 Yeas and 0 Nays)

Approval of this resolution will direct the City Planning Commission and staff to undertake a review of residential neighborhood zoning in the central area. This review would be consistent with the recommendations of the Central Area Plan, which include analyzing zoning nonconformities to determine if revisions are needed, amending the Zoning Ordinance and Zoning Map to identify areas to be maintained for housing, reinforcing student neighborhoods south and west of the central campus through new zoning definitions and standards, and developing site design standards. Additionally, this review would be consistent with goals of the Non-motorized Transportation Plan and the Downtown Plan.

The Planning Commission believes appropriate ordinance amendments could enhance the livability of the central area neighborhoods for owner-occupants and renters. The Planning Commission, at its meeting of January 15, 2008, recommended approval of this direction from City Council, with a report and recommendations to be provided to Council by February 2009.

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Reviewed By: Mark Lloyd, Planning and Development Services Manager
Jayne Miller, Community Services Administrator

Approved By: Roger W. Fraser, City Administrator

Whereas, The Central Area Plan (a component of the City's Master Plan), dated December 21, 1992, recommends the four following Implementation Program "Priority Action Strategies:"

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 (a component of the City's Master Plan), dated December 6, 2006, in section 2.8 Land Use Planning Considerations, provides guidance for land use and zoning to support walking, bicycling and transit;

Whereas, The Downtown Plan (a component of the City's Master Plan), amended December 1992, section III Objectives and Action Strategies: Development Character, recommends:

Objective 2: 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; and

Whereas, The resolution directing City Planning Commission to review rezoning in the Lower Burns Park neighborhood dated October 15, 2007, resulted in a Planning Commission resolution, dated December 18, 2007, and revealed (through the staff report, public hearing, written public comments and Planning Commission discussion) the need to review the R2A and R4C districts more comprehensively within the Central Area rather than one isolated neighborhood at a time; and

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, setbacks, density, building height, open space, parking, landscaping and possibly other site related issues;

RESOLVED, That the Mayor and City Council direct Planning and Development Services staff to work with the City Planning Commission and the public to provide City Council with a report and recommendations for possible ordinance changes to the residential districts within the Central Area by February 2009.