

Item: _____

Fiscal Impact: _____ N/A _____

Funding Source: _____ N/A _____

Account #: _____ N/A _____

Budget Opening Required:

ISSUE:

An ordinance text amendment to create the new ‘A-2’ and ‘RE’ zones, enact land use regulations within those zones, and enact regulations regarding the rezoning of property within the City.

SYNOPSIS:

The new A-2 zone would be identical to the A and A-1 zones in all respects and requirements except for the minimum lot size, which is proposed at 2 acres. A property zoned A-2 could be developed under the 2 acre format or the property owner can submit an application for a zone change to the RE zone if smaller lots are preferred.

The new RE or residential estate zone addresses permitted and conditional uses; minimum lot size, frontage and setback requirements; minimum housing standards; height restrictions; landscaping standards; parking restrictions; subdivision standards and PUD standards for the zone. This zone establishes a minimum lot size of 15,000 square feet and housing standards to provide areas in the City for larger lots than are currently found in the City for single family residential development. The housing standards in the RE zone supersede the housing design standards or point system found in Section 7-14-105.

The proposed ordinance amendment also includes the following regulation: “Property within City limits may only be amended or rezoned to the following zones: A-2, RE, C-1, C-2, C-3, BRP, MXD, CC and M. If adopted, this provision would prohibit zone changes to any of the following zones: A, A-1, R-1-4, R-1-6, R-1-8, R-1-10, R-1-12, R-1-15, R-1-20, R-2-6.5, R-2-8, RM, RMH and RB. In other words, all new residential only developments within the City that have not already received entitlements would be developed either in one of the “A” zones or in the RE zone if such rezone request is approved.

After holding two public hearings, the Planning Commission recommended approval subject to three changes. The first recommended change was to add the following zones to the list of allowed future zone changes: RM, RB, R-1-8, R-1-10, R-1-12, R-1-15, R-1-20, A and A-1. The second change was to make the masonry wall requirement (item 3 from Section 7-6-605) applicable to all new single family developments. The third change was to discard all remaining housing standards from Section 7-6-605.

RECOMMENDATION:

The Planning Commission recommends approval of the Ordinance.

SUBMITTED BY:

Steve Pastorik, Assistant CED Director/ Planning Director