

Planning Commission Meeting Overview & Agenda

2011

APRIL 14, 5:45 PM – 8:30 PM

While several rough draft code documents are available to review, the focus of discussion for this meeting is Article 3, which addresses zoning districts, permitted uses, and density/dimensional standards. At the same time, it's important to understand that the provisions in this article will work together with all of the six proposed code articles, including:

- Article 1: General Provisions (this will include a guide on how to use the code)
- Article 2: Permits & Procedures (intended to clarify/simplify the review process for all application types)
- Article 3: Zoning Districts & Land Uses (this article will also address annexations)
- Article 4: Community design (this will include street type designation maps, streetscape design standards, and subdivision design and block structure standards)
- Article 5: Project design (design standards for commercial/multifamily development, plus design standards for housing types)
- Article 6: Critical areas

Key Elements of Proposed Article 3 to Closely Review:

- Re-organization into permitted use charts (3 charts, including residential, non-residential & special uses).
- Note the changes to permitted uses – provided in track changes.
- Note how we've attempted to consolidate uses – so the list includes broader general use types rather than getting overly specific. In the definitions chapter in Article 1 we will clarify what specific types of uses fall under these broader terms. For now, the chart on pages 13-15 of the Article 3 doc clarifies some of these specific uses now reference in code and what generalized uses they fall under in the proposed code, and whether or not there are any permitted use changes in the various districts.
- Note the reorganization of the density/dimensional standards into two charts (residential & non-residential zones).
- For the residential zones, note the emphasis away from lot size minimums (allow density averaging instead).
- Note the updated density minimums and maximums (some of which refer to the density bonus provisions).
- Note the proposal to eliminate the lot coverage standard and replace with maximum floor to area ratio and maximum impervious area standards. We will provide more details and examples of these at the meeting).
- Note the adjustments to some of the maximum building heights.
- Review the proposed density bonus incentive provisions from page 22 on, including the "Notes and Assumptions" text box that clarifies the proposal.