



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: February 15, 2021

Re: Zoning Text Amendments - **#A5: 29-1.11(a) Definitions - General - Corner Yard** (Case #49-2021)

Executive Summary

Approval will amend the Unified Development Code (UDC) to revise the term *Corner Yard* to *Yard*, *Corner Side* and replace the existing setback diagram in Section 29-1.11.

Discussion

The only occurrence of the term *Yard*, *Corner* or *Corner Yard* in the UDC is in the definition section. However, the term "corner side yard" is used in several locations throughout the UDC and is the correct usage of the term. Given this finding it is recommended that the current definition be revised to *Yard*, *Corner Side*.

A new graphic has also been included to show how a corner side yard is intended to be applied to a lot. This new graphic replaces the existing one provided within Section 29-1.11 of the UDC which did not define the location of a corner side yard.

The Planning and Zoning Commission considered this request at their January 21, 2021 meeting. Staff presented its report. No member of the public spoke during the public hearing. Following limited discussion, a motion to approve the zoning text amendment passed (8-0). As a note, the PZC reviewed a draft of the proposed text amendment during three work sessions prior to the public hearing.

The Planning Commission staff report, proposed text amendment sheets, and meeting minute excerpts are attached.

Fiscal Impact

Short-Term Impact: None

Long-Term Impact: None



Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Not Applicable, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Not Applicable, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
3/20/2017	Approved Chapter 29 of the City Code, referred to as the Unified Development Code.

Suggested Council Action

Approve UDC amendment A5 as recommended by the Planning and Zoning Commission.