



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: February 15, 2021

Re: Zoning Text Amendments - **#A7: 29-4.1(c)(2) Exceptions and Encroachments - Yard Areas (Table 4.1-5: Yard Area Exceptions)** (Case #49-2021)

Executive Summary

Approval will amend the Unified Development Code (UDC) to revise the commercial driveway width presented in Table 4.1-5 of the UDC to match the width of similar driveways permitted by Public Works.

Discussion

The current maximum permitted width of commercial driveways in the UDC does not match the maximum permitted width of commercial driveways in the *Public Works Street, Storm Drain, and Sanitary Sewer Specifications and Standards Manual* (p. 410.03). In general, specifications such as driveway widths should be consistent between the Public Works manual and the UDC. The manual is considered to be the authoritative guide for driveway widths and was used prior to the adoption of the UDC for evaluating driveway widths. It is therefore believed best practice to revise the UDC standards to permit a maximum commercial driveway of up to 42 feet in width as allowed by the Public Works manual.

In addition, the specification for a 24-foot driveway is not included in the manual and was likely inadvertently added to the UDC. As such, this phrase has been recommended to be deleted to ensure consistency with the Public Works manual.

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 sheet, 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 A7 as recommended the Planning and Zoning Commission.