



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: December 20, 2021

Re: Zoning Text Amendments - **#A2: 29-3.2 Permitted use table and Sec. 29-3.3 Use specific standards** (Case #24-2022)

## Executive Summary

Approval will amend the UDC to add *Gas Station or fueling center* to the permitted use table, and revise several use specific standards.

## Discussion

Staff has prepared for consideration a list of proposed zoning text amendments to Chapter 29 of the City Code commonly known as the Unified Development Code (UDC). There are 3 separate text amendments proposed with this case that are numbered #A1 - #A3. The principal objective of this group of amendments is to revise the minimum parking ratio for *Light vehicle service and repair*.

This amendment will add the use *Gas Station or fueling center* to the permitted use table, making it distinct from the current *Light vehicle service and repair use*; however, the use will continue to be permitted in the same districts as it was previously. A new use specific standard will be created for *Gas station or fueling center* as section (ss). The current *Light vehicle service and repair use specific standard* includes five total provisions, the first four of which pertain to vehicle repair, with the last provision (5) pertaining specifically to gas stations. So provision (5) will be deleted and added to the use specific standards for the new *Gas station or fueling center use*.

In addition, two minor revisions are proposed to the titles of use specific standards (cc) and (rr). The amendment to (cc) will add the use *Major vehicle repair and service* to the title, which was left off in error. The change to (rr) will revise the title from *Retail, general* to *Pawn shop*, which was also an error.

The Planning and Zoning Commission considered this request at their November 18, 2021 meeting with amendments #A1 and #A3 (see separate Council amendments on each). Staff presented its report. One member of the public spoke in favor of the proposed amendments, and another speaker provided feedback on the data presented with the requested amendments and on the public process.

Following discussion on the proposed amendments to the permitted use table and use specific standards, a motion to approve the #A2 zoning text amendment passed (9-0).

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
3/20/17	Approved Chapter 29 of the City Code, referred to as the Unified Development Code.

## Suggested Council Action

Approve UDC text amendment #A2 as recommended by the Planning and Zoning Commission.