



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: December 20, 2021

Re: Zoning Text Amendments - **#A1: 29-1.11 Definitions** (Case #24-2022)

Executive Summary

Approval will amend the UDC to revise the definitions for *Gas Station or fueling center* and *Light vehicle service and repair*.

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 three 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*.

Staff is recommending that gas stations be included as a separate use, distinct from *Light vehicle service and repair* principally due to the unique differences between the two uses, such as the expected parking demand. In addition, with gas stations being a common type of business, adding a specific definition and listing it as a unique permitted use should make it easier for the public to identify where it is permitted and what general criteria in the UDC apply to it.

While there is currently a definition for *Gas station/fueling center* in the UDC, it only applies to M-DT zoned property. In order for the definition to apply more broadly to other sections of the code, it will be deleted from its current location and added to 29-1.11 (a) Definitions - General.

The Planning and Zoning Commission considered this request at their November 18, 2021 meeting, with the two other amendments, #A2 and #A3 (see separate council reports 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 along with the requested amendments and on the public process. Following limited discussion on the proposed definition amendments, a motion to approve the #A1 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 #A1 as recommended by the Planning and Zoning Commission.