



MEMO

DATE: September 15, 2017

TO: Planning Commission Members

FROM: Patrick R. Zenner, Development Services Manager

Re: Permitted and Conditional Use - Potential Amendments

In response to concerns expressed throughout the public hearing and adoption process of the Unified Development Code (UDC) and in furtherance of the Commission's 2017 work program objectives, staff, beginning with the September 21 work session, will be seeking the Commission's input on the future of certain "conditional uses" identified within Table 29-3.2 of the UDC. Table 29-3.2 is the "Permitted Use Table" of the UDC which identifies all land uses and their status (i.e. permitted, conditional, accessory, or temporary). This table also indicates if a specific use has "Use-specific Standards" that apply to its status.

During the public hearing and adoption process of the UDC concerns were specifically expressed regarding the approval process of "conditional uses". The process was changed from such uses being decided by the Board of Adjustment to now being recommended by the Planning and Zoning Commission and approved by City Council. To address these concerns and permit the adoption of the UDC, staff indicated that it would evaluate the conditional uses shown within Table 29-3.2 and recommendation if such uses should remain "conditional" and follow the now adopted approval process or become "permitted with use-specific standards".

The intended purpose of the September 21 work session is to review the conditional uses within Table 29-3.2 and discussion which are potential candidates for possible conversion. Development of use-specific standards for those uses identified as potential conversion candidates would occur following this meeting and be presented at future work sessions. Once proposed use-specific standards were finalized by the Commission a public hearing would be scheduled to obtain public input and then a final hearing would be held to propose and official recommend amendment to the text of Table 29-3.2.

Attached to this memo is Table 29-3.2 and Section 29-3.3 of the UDC. Section 29-3.3 is the list of "use-specific standards" that apply to the uses shown in Table 29-3.2.

If you have questions please contact me.