



STAFF REPORT
PLANNING AND ZONING COMMISSION
For the October 28, 2015 meeting

TO: Planning and Zoning Commission Members
FROM: Sheena Nuetzman, Planning Director
SUBJECT: Public Hearing for Design & Development Standards

Requested Action: Provide a recommendation on the Design and Development Standards to the City Council.

After several months of receiving input and changes, a final draft of the Design and Development Standards are ready to move forward to the City Council for action.

A red-line version of the standards was reviewed at the September Planning and Zoning meeting, comprised of all the most recent changes that were proposed. Those changes are now reflected in the final draft. Changes made following the September meeting were mostly grammatical or formatting. Other changes to be aware of include the following:

170.13(2) removed sentence “All design shall be design of the era and of high quality for permanence and durability.” Staff removed this sentence as it was too vague.

170.15(5) added new second sentence “The developer and/or successors shall maintain landscaped medians. Some of the shrubs must provide winter interest and be evergreen in nature.”

170.17(7) added new second sentence “To promote a higher level of pedestrian awareness, the use of alternate paving materials to designate pedestrian traffic areas from vehicular use areas and travel lanes is required. Mere cuts in the concrete will not be sufficient to meet the requirements of this section.”

Removed the definition and reference of “Useable Open Space” and kept the reference of “Open Space.” Staff is recommending the addition of open space requirements to the bulk regulations in the zoning ordinance when it is updated, meaning each zoning district would require a percentage of open space in some capacity. If the required open space could not be met by a developer, the Commission and Council could have the option to grant a waiver for a lesser requirement. A more in depth study of lot sizes and land uses is needed to determine an appropriate open space criterion which would also limit the amount of waivers requested. Open space requirements should not be specific to the design and development standards but to the actual zoning district in which it would fall under.

Sheena Nuetzman
Planning Director