



Agenda Item:

63A

## COUNCIL COMMUNICATION City Manager's Office

### GENERAL INFORMATION

Agenda Date: 5/23/2005

Communication No.: 05-

278

Agenda No.:	Item	Type:	Resolution	Roll	Call
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Submitted by: Larry Hulse, Community Development Director

### SUBJECT—

Public hearing regarding City Council initiated amendments to the Zoning Ordinance and Landscape Policies text as follows:

- A. City initiated amendment to the Zoning Ordinance text to revise Division 24 to Article III of Chapter 134 ("M-1" Light Industrial District) to amend the list of permitted uses, performance standards, R-District protection standards and other miscellaneous text amendments.
- B. City initiated amendment to the Zoning Ordinance text to revise Division 25 to Article III of Chapter 134 ("M-2" Heavy Industrial District) to amend the list of permitted uses, standards for the Board of Adjustment's review of conditional uses, performance standards, R-District protection standards and other miscellaneous text amendments.
- C. City initiated amendment to the Zoning Ordinance text to revise Division 26 to Article III of Chapter 134 ("M-3" Limited Industrial District) to reference the site plan regulations for vehicle display lots.
- D. City initiated amendments to the Zoning Ordinance text to revise Section 134-1296[i] (Height restrictions for walls and fences) to require all fences to be maintained in good repair and to allow increased fence height in "M" industrial districts.
- E. City initiated amendments to the Landscape Policies referenced in Section 82-313[8] of the Site Plan Regulations to designate landscape corridors where heightened landscape standards

apply and require development within 250' of a designated landscape corridor to comply the C-2 landscape standards unless a higher standard is required.

**SYNOPSIS—**

The attached “Exhibit A” includes proposed zoning ordinance text amendments to the “M-1” Light Industrial, “M-2” Heavy Industrial, and “M-3” Limited Industrial Districts; zoning ordinance text amendments to the fence height regulations applicable in the “M” industrial districts; and amendments to the adopted landscape policies referenced in the City’s Site Plan Regulations. On May 5, 2005 the Plan and Zoning Commission voted 12-0 to recommend approval of the zoning ordinance text amendments.

**FISCAL IMPACT—**

N/A.

**RECOMMENDATION—**

Hold public hearing and approve the first reading of the proposed text amendments. Staff recommends that final consideration of the text amendments be approved before any final action to approve the proposed M-2 downzoning or to cease the existing M-2 moratorium.

**BACKGROUND—**

On January 10, 2005 the City Council approved Roll Call No. 05-102 which extended the moratorium on new conditional uses in the “M-2” Heavy Industrial District from January 11, 2005 to July 11, 2005 and included directives for staff to prepare text amendments to the “M-1” Light Industrial and “M-2”, Heavy Industrial zoning districts.

Specific directives contained in Roll Call No. 05-102 included the following:

- Amend the “M-2” Heavy Industrial District regulations to require all new heavy industrial uses to be subject to review and approval by the Board of Adjustment.
- Revise the design standards for all conditional uses permitted in the “M-2” Heavy Industrial District.
- Amend the “M-1” Light Industrial District regulations to also allow any lawful industrial use which is conducted entirely within a completely enclosed building and does not emit any significant noise, smoke, odors, or vibrations on adjoining property.
- Amend the Zoning Ordinance and Site Plan Standards to include a policy and design guidelines for review of salvage yards by the Plan and Zoning Commission.
- Amend the Significant Corridors map in the 2020 Community Character Land Use Plan to include existing and proposed major arterials.

Staff and the Regulation and Ordinance Sub-Committee of the Plan and Zoning Commission have prepared the attached “Exhibit A”. Each of the City Council directives have been addressed with two minor modifications:

- The proposed text amendments leave the review of salvage yards under the purview of the Board of Adjustment with heightened conditional use review criteria, rather than a site plan review by the Plan and Zoning Commission with design guidelines.
- The proposed text amendments identify specific landscape corridors where heightened landscape standards will apply rather than amending the Significant Corridors map in the 2020 Community Character Land Use Plan.

On May 5, 2005 the Plan and Zoning Commission voted 12-0 to recommend approval of the proposed text amendments.