

 <p style="text-align: center;"><b>Council Communication</b> Office of the City Manager</p>	<b>Date</b>	November 10, 2008
	<b>Agenda Item No.</b> 56 <b>Roll Call No.</b> <u>08-</u> <b>Communication No.</b> <u>08-692</u> <b>Submitted by:</b> Larry Hulse, Community Development Director	

**AGENDA HEADING:**

Resolution extending the temporary moratorium on the creation or expansion of vehicle display lots pending comprehensive review of the applicable regulations and guidelines.

**SYNOPSIS:**

Approve extension of the moratorium until March 10, 2009 which will enable staff to draft the ordinance to create a Vehicle Display Lot Prohibition Overlay District; to identify areas where such an overlay district could be applied; to meet with affected property owners; and for the Plan and Zoning Commission to hold a public hearing and make a recommendation on the proposed ordinance and rezoning.

**FISCAL IMPACT:** Undetermined at this time.

Amount: N/A

Funding Source: N/A

**ADDITIONAL INFORMATION:**

The Council imposed a moratorium on the creation or expansion of vehicle display lots pending a comprehensive review of the applicable regulations and guidelines. The moratorium will expire on November 11, 2008. Staff is currently drafting an ordinance that would create a Vehicle Display Lot Prohibition Overlay District. The district could be applied to areas where it is determined there is an existing or potential threat for an over-concentration of vehicle display lots and where additional vehicle display lots would hinder redevelopment opportunities identified in neighborhood and corridor plans. A rezoning hearing would be required to lift the Vehicle Display Lot Prohibition Overlay District designation from a property before a new vehicle display lot or expansion of a vehicle display lot could occur. Extending the moratorium until March 10, 2009 will enable staff to draft the ordinance to create a Vehicle Display Lot Prohibition Overlay District; to identify areas where such a overlay district could be applied; to meet with affected property owners; and for the Plan and Zoning Commission to hold a public hearing and make a recommendation on the proposed ordinance and rezoning. A property owner may apply for relief to the moratorium, subject to a hearing by the City Council.

**PREVIOUS COUNCIL ACTION(S):**

Date: August 25, 2008.

Roll Call Number: 08-1533

Action: Extending the temporary moratorium on creation and expansion of Vehicle Display lots, pending a comprehensive review of the applicable regulations and guidelines. (Council Communication No. 08-518)

) Moved by Meyer to adopt and continue the moratorium through November 11, 2008. Motion Carried 7-0.

Date: June 23, 2008

Roll Call Number: 08-1145

Action: Extension of temporary moratorium on creation or expansion of vehicle display lots until August 26, 2008. Moved by Vlassis to adopt. Motion Carried 7-0.

Date: March 24, 2008

Roll Call Number: 08-510A

Action: Approving temporary moratorium of 92 days (through June 24, 2008) on the creation or expansion of vehicle display lots pending a comprehensive review of applicable regulations and guidelines. Moved by Meyer to adopt. Motion Carried 7-0.

**BOARD/COMMISSION ACTION(S): NONE**

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:**

Consideration of an ordinance to establish a Vehicle Display Lot Prohibition Overlay District and hearing(s) to rezone applicable properties.

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