

Article 2.2.4 Conditional Use Approval

UDC TEXT AMENDMENT

CASE NUMBER: PLN-15-00010

PREPARED BY: Stephanie Lowe

MEETING July 20, 2015 – Planning Commission

DATES: July 27, 2015 – City Council

OVERVIEW

The Board of Adjustment hears conditional use approvals sometimes while projects are also going through Planning Commission regarding zone changes. In the past a project would need to be approved for the zone change by City Council before the Board of Adjustment (BOA) would hear the case to grant conditional use. This text amendment would allow a project to go before the BOA for conditional use while the zone change project is also being considered.

The proposed ordinance is attached to the staff report (Attachment 1).

PROPOSAL

This proposal allows the applicant the additional flexibility relating to the timing of how they want to pursue their conditional use review. While a project is pending a zone change approval by either the Planning Commission or City Council, the attached conditional use can be heard by the Board of Adjustment.

Section 2.2.4.b *Applicability* should be amended to read as follows:

"An application for a conditional use may be initiated by the property owner or authorized agent for use within an existing or pending zoning district permitted as "conditional" in these regulations."

POLICY CONSIDERATIONS

This would allow an applicant to receive a conditional use approval prior to and contingent on City Council approval.

RECOMMENDATION

Development Office Staff recommends approval of the UDC text amendment.

ATTACHMENTS

Attachment 1: Ordinance of proposed changes